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May 23, 2008

Update No. 75
04-08

TO: Persons Holding Copies of the San Diego County Zoning Ordinance

FROM: Department of Planning and Land Use

RE: AMENDMENT PAGES FOR THE COUNTY ZONING ORDINANCE

Attached are pages containing changes to the San Diego County Zoning Ordinance amended by the adoption of Ordinance No. 9935 (New Series). The ordinance amendments consist of miscellaneous clean-up items and various new sections known as POD 07-003 which was adopted by the Board of Supervisors on April 23, 2008.

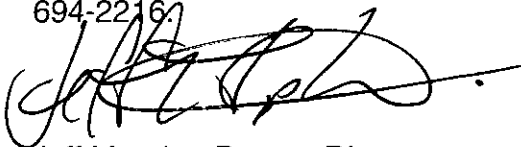
Please substitute these pages in your copy of the Zoning Ordinance by removing the obsolete page(s) and adding new page(s) as follows:

REMOVE	ADD	SECTION CHANGES/DESCRIPTION
Def. B (1 page)	Def. B (1 page)	Definition of Building, High Rise added after definition Building Height
Def. C (1 page)	Def. C (1 page)	Definition of Commercial Vehicle added after definition Columbarium
Def. G (1 page)	Def. G (1 page)	Definition of Guest Living Quarters amended
Def. J (1 page)	Def. J (1 page)	Definitions of Junk and Junkyard amended
Def. L (1 page)	Def. L (1 page)	Definitions of Lot Area, Gross and Lot Area, Net amended
Def. M (1 page)	Def. M (1 page)	Definition of Massage Parlor amended
Def. P (1 page)	Def. P (1 page)	Definitions of Ponds and Porte Cochere added after definition of Plants, Low Water Use
1425 (1 page)	1425 (1 page)	Animal Sales and Services amended
1460 (1 page)	1460 (1 page)	Convenience Sales and Personal Services amended
1510 (1 page)	1510 (1 page)	Personal Services General amended
1550 (1 page)	1550 (1 page)	Wholesaling, Storage and Distribution amended
1735 (1 page)	1735 (1 page)	Packing and Processing amended

REMOVE	ADD	SECTION CHANGES/DESCRIPTION
2105 (1 page)	2105 (1 page)	Uses Subject to Major Use Permit amended
2185 (1 page)	2185 (1 page)	Uses Subject to Major Use Permit amended
2265 (1 page)	2265 (1 page)	Uses Subject to Major Use Permit amended
2342 (1 page)	2342 (1 page)	Permitted Uses amended
2352 (1 page)	2352 (1 page)	Permitted Uses amended
2365 (1 page)	2365 (1 page)	Uses Subject to Major Use Permit amended
2372 (1 page)	2372 (1 page)	Permitted Uses amended
2382 (1 page)	2382 (1 page)	Uses Subject to Major Use Permit amended
2402 (1 page)	2402 (1 page)	Permitted Uses amended
2522 (2 pages)	2522 (2 pages)	Permitted Uses amended
2542 (1 page)	2542 (1 page)	Permitted Uses amended
2562 (1 page)	2562 (1 page)	Permitted Uses Within the Industrially Designated Area amended
2582 (1 page)	2582 (1 page)	Permitted Uses amended
2980 (2 pages)	2980 (2 pages)	Limitations on Permitted Uses amended
2990 (2 pages)	2990 (2 pages)	Use Matrix amended
3100 (2 pages)	3100 (2 pages)	Animal Schedule amended
4011 (1 page)	4011 (1 page)	Legal Lots with Split Zoning added after Specific Plans
4615 (1 page)	4615 (1 page)	Additional Story Permitted amended
4810 (1 page)	4810 (1 page)	Setback Schedule amended
4835 (3 pages)	4835 (3 pages)	Permitted Buildings, Structures and Projections into Required Yards amended
5754 (1 page)	5754 (1 page)	Designated Area amended
5799 (1 page)	5799 (1 page)	Community Design Review Areas amended
5955 (1 page)	5955 (1 page)	Coastal Act Permit Required amended
6156 (5 pages)	6156 (5 pages)	Residential and Agricultural Use Types amended
6207 (3 pages)	6207 (3 pages)	Special Purpose Off-Premise Signs amended
6708 (2 pages)	6708 (2 pages)	Permitted Fences, Walls, Gates and Entry Structures amended
6814 (1 page)	6814 (1 page)	Exceptions to Enclosure Matrix amended
6908 & 6920 (2 pages)	6909 (2 pages)	Mini-Warehouses added after Columbaria
7357 (2 pages)	7357 (2 pages)	Effect of Use Permit on Other Use of the Property amended
7602 (2 pages)	7602 (2 pages)	Fees amended
8100 (1 page)	8100 (1 page)	Intent amended
8130 (1 page)	8130 (1 page)	Parking Regulations amended
8200 (1 page)	8200 (1 page)	Intent amended
8230 (1 page)	8230 (1 page)	Parking Regulations amended
8300 (1 page)	8300 (1 page)	Intent amended
8330 (1 page)	8330 (1 page)	Parking Regulations amended
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8530 (1 page)	8530 (1 page)	Parking Regulations amended

Upon insertion of these pages, we suggest you fill in the space provided for Update No.75 inside the front cover of your Zoning Ordinance. This will serve as a record that your copy has been updated.

If you have questions regarding this update, please contact Carl Stiehl at (858) 694-2216.

A handwritten signature in black ink, appearing to read "Jeff Murphy", with a long horizontal flourish extending to the right.

Jeff Murphy, Deputy Director
Regulatory Planning Division

JM:cs

(3) on-site processing of any material to be removed is prohibited, (4) such removal and grading of land is in accordance with an approved grading plan, (5) the removal and grading would not have a significant detrimental effect on the site or surrounding area, and (6) an administrative permit for such removal and grading is approved by the Director.

(Amended by Ord. No. 6298 (N.S.) adopted 5-26-82)

(Amended by Ord. No. 6133 (N.S.) adopted 7-22-81)

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building, Accessory: (See Accessory Building)

Building, Facing: The linear length of a building or portion of a building occupied by a single establishment.

Building Height: (See Height, Building)

Building, High Rise: Any building over 55 feet in height.

(Added by Ord. No. 9935 (N.S.) adopted 4-23-08)

Building, Main: (See Main, Building)

Building, Multiple-Entrance: Any nonresidential structure which provides primary access from sidewalks, parking areas, external balconies or arcades, or other public areas directly into any one of two or more individual tenant/user spaces in such structure without requiring passage through a common hallway, entry way or courtyard.

(Added by Ord. No. 6092 (N.S.) adopted 7-1-81)

Building Site: One or more legally created lots when used in combination for a building or group of buildings together with all open spaces as required by this ordinance. (See Lot Area, Net).

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

Building Site Front: (Deleted by Ordinance No. 7576 (N.S.) Adopted 1-11-89)

Building Type: The development designator intended to regulate the structural types and arrangements of buildings, and the arrangement of uses within them.

Building Type, Mixed Residential-Nonresidential: That group of building types comprising the following:

1. **Limited:** A structure or structures containing one or more dwelling units in any vertical or horizontal arrangement and in which principal nonresidential use types are located only at the ground level, or at any level below the ground level of the building or structure.

Def. B

2. Unlimited: A structure or structures containing one or more dwelling units in any vertical or horizontal arrangement and in which principal nonresidential use types may be located on any level of the building or structure.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

Building Type, Nonresidential: That group of building types comprising the following:

1. Detached: A building, freestanding and structurally separated from other buildings, located on a lot or building site which may be occupied by other buildings.
2. Attached: Two or more main buildings placed side-by-side so that some structural parts are touching one another, located on a lot or building site or portion thereof which may be either occupied or unoccupied by other main buildings.

Building Type, Residential: That group of building types comprising the following:

1. Single Detached: One dwelling unit, freestanding and structurally separated from any other dwelling unit or building, located on a lot or building site which is unoccupied by any other dwelling unit.
2. Double Detached: (See Duplex).
3. Semi-Detached: One dwelling unit, which is placed side-by-side and touching another dwelling unit or its garage, both of which are located on separate lots or building site unoccupied by any other dwelling unit.
4. Duplex: Two dwelling units placed side-by-side, which may be attached or detached, both of which are on a lot or building site which is unoccupied by any other dwelling unit.
5. Triplex: A multiple dwelling limited to three dwelling units arranged side-by-side or vertically so that some structural parts are touching one another, but freestanding and structurally separated from any other dwelling units, all of which dwelling units are located on a lot or building site which is unoccupied by any other dwelling unit.
6. Stacked: Dwelling units arranged vertically so that one dwelling unit is placed above or below the other. The number of dwelling units shall not exceed the number permitted by the same building designator for other types of residential buildings.

Church: An institution which people regularly attend to participate in or hold religious services, meetings and other activities. The term "church" shall not carry a secular connotation, and shall include buildings in which the religious services of any denomination are held.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Civic Plaza: Property owned by a public or non-profit civic organization for purposes of accommodating the public in the conduct of outdoor events of general community interest including, but not limited to, assemblages of persons for: hobby shows; club meetings; the display and/or sale of art and craft objects; farmer's market, home-grown agricultural products only; and, passive recreational uses.

(Added by Ord. No. 8581 (N.S.) adopted 9-20-95)

Clinic: Any place, establishment or institution which operates under the name or title of clinic, dispensary, health center, medical center, or any other work or phrase of like or similar import, either independently or in connection with any other purpose, for the purpose of furnishing at the place, establishment, or institution, advice, diagnosis, treatment, appliances or apparatus, to persons not residing or confined in the place, establishment, or institution, and who are afflicted with bodily or mental disease or injury.

Closet: Small room or recess primarily designed to store wearing apparel.

(Added by Ord. No. 6134 (N.S.) adopted 7-22-81)

College: A college, junior college or university supported by public funds, or a private college, junior college or university which gives comparable general academic instruction and degrees.

Columbarium: A structure, room, or other space in a building or a sepulchral vault containing niches or recesses in the walls for the inurnment of cremated human remains.

(Added by Ord. No. 9151 (N.S.) adopted 5-10-00)

Commercial Vehicle: A vehicle primarily designed, maintained or used to transport, for compensation, one or more persons or property of any kind. A vehicle primarily designed to transport one or more persons or property for compensation, whether or not it is being used or has been used for that purpose, is a commercial vehicle. A commercial vehicle includes, but is not limited to, a truck, truck tractor, trailer, semi-trailer and bus.

(Added by Ord. No. 9935 (N.S.) adopted 4-23-08)

Commercial Zone: A zone including a use regulation set forth in Sections 2300 through 2499, inclusive.

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

Common Area: That area which will be maintained by a homeowners association, County service area, or other form of cooperative organization. For purposes of these regulations, "common area" does not include open space which cannot legally be disturbed.

(Added by Ord. No. 7735 (N.S.) adopted 3-13-90; operative 10-01-90)

Def. C

Concrete Batch Plant: Mixing plants for Portland cement concrete, transit concrete mixing plants, sand, gravel and cement mixing plants and soil cement mixing plants.

Concurrent Use Permit: (See Use Permit, Concurrent)

Construction: The placement of construction materials in their permanent position fastened in a permanent manner.

Convenience Zone: An area within a one-half mile radius of a supermarket. A "supermarket" for purposes of this ordinance is defined as a full-line, self-service retail store with gross annual sales of two million dollars (\$2,000,000) or more, and which sells a line of dry grocery, canned goods, or non-food items and some perishable items.

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

Corner Cut-Off Area: An area provided and maintained for adequate and safe visibility for vehicular and pedestrian traffic at intersections of streets, alleys, or private driveways.

County Park: Any park, community center, museum, beach park, or recreation facility, owned by, leased by, or under the control of the County.

(Added by Ord. No. 6615 (N.S.) adopted 6-22-83)

DEFINITIONS (D)

Decorative Turf: Turf used for purely ornamental purposes having no use other than aesthetics.

(Added by Ord. No. 7735 (N.S.) adopted 3-13-90; operative 10-01-90)

Density: The number of dwelling units per acre.

Designated Historic Landmark: (See Historic Landmark)

(Added by Ord. No. 5330 (N.S.) adopted 12-13-78)

(Deleted by Ord. No. 7101 (N.S.) adopted 3-12-86)

Designator: The numbers or letters or combination of both which prescribe the regulations for the Use Regulations, Animal Regulations, Development Regulations, and Special Area Regulations. It appears on the zoning map and refers to names of Use Regulations, types of Animal Regulations, types of Development Regulations, or names of Special Area Regulations.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

Detached: (See Building Type, Nonresidential)

Development Regulations: That element of the zone which is represented by 9 designators corresponding to 9 aspects of physical development. These 9 aspects are: density, lot size, building type, maximum floor area, floor area ratio, height, coverage, setback, and useable open space. The Development Regulations regulate these subjects, by using the designators, in terms of certain minimum or maximum standards or of permitted buildings types.

5. Wells and springs providing water only to irrigate any agricultural enterprise, as defined in Section 63.403(d) of the San Diego County Code of Regulatory Ordinances, that would not require transport on any public street or highway, and/or for otherwise exempt purposes.
6. Wells providing water exclusively to four or fewer contiguous residential parcels.

(Added by Ord. No. 8050 (N.S.) adopted 4-8-92)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

Guest Living Quarters: Living quarters attached to a primary dwelling unit without interior access or within a detached accessory building, which are for the sole use of persons employed on the premises or for temporary use by guests of the occupants of premises. Guest living quarters have neither kitchen facilities nor laundry facilities and are not rented or otherwise used as a separate dwelling. The total floor area of a guest living quarters shall not exceed 600 square feet or twenty-five percent (25%) of the square footage of the primary dwelling, whichever is greater.

(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)(Formerly Guest House)

(Amended by Ord. No. 7576 (N.S.) adopted 1-11-89)

(Amended by Ord. No. 8897 (N.S.) adopted 3-18-98)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

DEFINITIONS (H)

Habitable Space: A space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not considered habitable space.

(Added by Ord. No. 6654 (N.S.) adopted 9-21-83)

Hardscape: Patterned paving material (i.e., tile or mortared pavers, wood timbers, colored patterned concrete providing a tile, brick or stone appearance), or an integral continuation of patterned paving material with enhanced concrete such as exposed aggregate, colored or salt finish.

(Added by Ord No 7735 (NS) adopted 3-13-90; operative 10-01-90)

Height, Building: The vertical distance above a referenced datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

1. The elevation of the highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above lowest grade.

Def. H

2. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than 10 feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

(Amended by Ord. No. 7048 (N.S.) adopted 10-09-85)

Helicopter: A heavier than air aircraft that can take-off and land vertically or near vertically.

(Added by Ord. No. 7058 (N.S.) adopted 10-30-85)

Helipad: An area located on a commercial or public structure used for the take-off and landing of helicopters for the purpose of picking up or discharging passengers or cargo, but not including fuel service, maintenance or overhaul.

(Added by Ord. No. 7058 (N.S.) adopted 10-30-85)

Heliport: An area of land or water used for the take-off and landing of helicopters which area includes passenger and cargo facilities, maintenance and overhaul, fueling service, storage space, tie-down space, other accessory buildings, and open spaces.

(Added by Ord. No. 7058 (N.S.) adopted 10-30-85)

Helistop: An area of land, water or structure which is not designated as either a heliport or a helipad, used for the take-off and landing of a helicopter which is owned or controlled by the owner or occupant of the premises. Helistops are limited to tie-down or hangar facilities for the accommodation of a single helicopter. A helistop shall not include facilities for fuel service, maintenance or overhaul and shall not accommodate helicopters used for common carriers.

(Added by Ord. No. 7058 (N.S.) adopted 10-30-85)

Historic/Archaeological District: For purposes of this ordinance the term "Historic/Archaeological District" shall be defined as an area which has been identified as containing multiple historic, cultural, architectural and/or archaeological resources that have been recognized by the application of a special area designator pursuant to Section 5703 of this ordinance to promote the preservation, protection and perpetuation of the historic, archaeological, architectural and/or cultural values.

(Added by Ord. No. 7101 (N.S.) adopted 3-12-86)

(Amended by Ord. No. 8114 (N.S.) adopted 7-29-92)

DEFINITIONS (I)

Incidental Landing Area: An area of land, water or structure which is not designated as a heliport, helipad or helistop and is required for the landing of helicopters for emergencies, public service or maintenance activities and is not a permanent landing or storage area for a helicopter.

(Added by Ord. No. 7058 (N.S.) adopted 10-30-85)

Industrial Zone: A zone including a use regulation set forth in Sections 2500 through 2599, inclusive.

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

DEFINITIONS (J)

Junk: Means secondhand or used machinery, equipment, appliances, furniture, motor vehicle parts, tires, lumber, rope, bottles, pipe, wire, drums, scrap metal, construction material, packaging material, including items made of or containing wood, metal, paper, plastic, clay, brick, glass, porcelain, rubber, concrete, or other personal property.

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

Junkyard: Any parcel, lot, contiguous lots or portions thereof used for dismantling, salvage, outside storage, purchase, sale, or exchange of junk, or containing any activity in the Scrap Operations use type. It is not an exception to this definition that a person intends or proposes to use the junk for some purpose.

(Added by Ord. No. 5786 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

DEFINITIONS (K)

Kennel: Any lot, building, structure, enclosure or premises whereupon or wherein are kept seven or more dogs, cats or similar small animals in any combination, whether such keeping is for pleasure, profit, breeding, or exhibiting, and including places where dogs or cats or similar small animals in any combination are boarded, kept for sale, or kept for hire.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

Kitchen: Any room used or intended or designed to be used for cooking or the preparation of food, including any room having a sink and either a 3/4 inch gas opening or provision for an electric stove.

Def. L

DEFINITIONS (L)

Legitimate or Live Theater: A theater, concert hall, auditorium or similar establishment which, for any fee or consideration, regularly features live performances which are not distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the primary purpose of the performance.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Limited: (See Building Type, Mixed Residential-Nonresidential)

Living Area: The floor area under the roof of a dwelling unit that is contained within the interior surface of its perimeter walls, except as follows: Living area does not include garages; appurtenant structures accessible only from the outside; attics, basements, and enclosed patios not designed, intended, and constructed for human habitation; and any room or area primarily devoted to any accessory or secondary use.

(Added by Ord. No. 8409 (N.S.) adopted 6-1-94)

Living Unit: Any building or vehicle designed or used for human habitation, including, but not limited to a dwelling, guest house, accessory living quarters, farm employee housing, farm labor camp, transient habitation unit, or mobilehome.

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

Loading Space: An area, other than a street or alley, on the same lot with a building or a group of buildings which is permanently reserved and maintained for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

Lot: Any of the following:

1. A parcel of real property shown as a delineated parcel of land with a number or other designation on a final map of subdivision recorded in the office of the County Recorder of San Diego County; or
2. A parcel of land, the dimensions or boundaries of which are defined by a Record of Survey Map recorded in the office of the County Recorder of San Diego County in accordance with the law regulating the subdivision of land; or
3. A parcel of real property not delineated in (1) or (2) above, and containing not less than the prescribed minimum area required in the zone in which it is located and which abuts at least one street and is held under one ownership.

Lot Area: The total area exclusive of street within the boundary lines of a lot.

Lot Area, Gross: The total area of a legally created parcel including:

1. All private streets and other easements (such as open space easements) where the underlying property is held in fee title.
2. The area to the centerline of any abutting Non-Circulation Element Route public street right-of-way, and
3. Only the 30 foot local interest portion of any abutting Circulation Element Route street right-of-way shall be included.
4. The area within any trail easement dedicated pursuant to the County Trails Program.

(Added by Ord. No. 6855 adopted on 10-10-84)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

Lot Area, Net: The gross area of a parcel minus:

1. The area of any street right-of-way,
2. Any fenced flood control or walkway easement. The area within any trail easement dedicated pursuant to the County Trails Program shall not be subtracted from the gross area of a parcel to calculate the Net Lot Area.
3. Irrevocable offers of dedication when the property is within an urban classification of the General Plan; and
4. The area contained in the panhandle of a panhandle lot when the lot is in a zone where the minimum required lot size is 10,000 square feet or less.

(Added by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

Lot, Corner: A lot situated at the angle point of a street or the intersection of 2 or more streets, which has an angle of intersection of not more than 135 degrees. Such a lot shall comply with the required setbacks for both front and exterior side yards.

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

Lot Coverage: The percentage of net site area covered by the vertical projection of any structure excluding any structure not extending above grade.

Lot, Interior: A lot other than a corner lot.

Lot Depth: The horizontal length of a straight line connecting the bisecting points of the front and rear lot lines.

Def. L

Lot Line, Front: The line separating the front of the lot from the street. When a lot or building site is bounded by a public street and one or more alleys or private street easements or private streets, the front lot line shall be the nearest right-of-way line of the public street.

Lot Line, Rear: The record lot line or lines most distant from and generally opposite the front lot line, except that in the case of an interior triangular or goreshaped lot, it shall mean a straight line 10 feet in length which (a) is parallel to the front line or its chord and (b) intersects the 2 other lot lines at points most distant from the front lot line.

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

Lot Line, Side: Any lot boundary line not a front lot line or a rear lot line.

Lot, Mobilehome: (See Mobilehome Lot)

Lot, Panhandle: A panhandle lot is a lot where a portion of the lot is less than 35 feet wide for a distance of 50 feet or more and which is designed or used to provide pedestrian or vehicular access to the part of the lot which is designed for use as a building site.

(Amended by Ord. No. 6855 adopted 10-10-84)

Lot Size: (See Lot Area)

(Amended by Ord. No. 6855 adopted on 10-10-84)

Lot, Through: A lot fronting on 2 parallel or approximately parallel streets.

Lot Width: The horizontal distance between the side lot lines measured at right angles to the line comprising the depth of the lot at a point midway between the front and rear lot lines.

Low-Income Family: (See Low-Income Household)

(Added by Ord. No. 5781 (N.S.) adopted 6-4-80)

Low-Income Household: A household having an annual income not more than 80 percent of the median household income in the County of San Diego for a given household size as determined by the U.S. Department of Housing and Urban Development.

(Added by Ord. No. 5781 (N.S.) adopted 6-4-80)

Low-water Consuming Plant Materials: (See Drought-resistant Plant Materials)

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

Lower-Income Family: (See Lower-Income Household)

(Added by Ord. No. 5781 (N.S.) adopted 6-4-80)

Lower-Income Household: A household which cannot obtain decent, safe, and sanitary housing without assistance, as determined pursuant to standards established by the Board of Supervisors.

(Added by Ord. No. 5781 (N.S.) adopted 6-4-80)

DEFINITIONS (M)

Main Building: A building or structure which is devoted primarily to a principal use or uses; or, the only building on a lot or building site.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

Major Use Permit: (See Use Permit, Major)

Manufactured Home: (See Mobilehome)

(Added by Ord. No. 6215 (N.S.) adopted 1-13-82)

Manufacturing Zone: A zone including a use regulation set forth in Sections 2500 through 2599, inclusive.

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

Massage Parlor: An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the State of California.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

Master Antenna Television (MATV) System: A facility as described in Cable Television (CATV) System, but differentiated from the definition of a (CATV) System by virtue of (a) serving fewer than 50 subscribers, or (b) serving only the residents of an apartment dwelling under common ownership and consisting of not more than two buildings, or (c) providing service without charge.

Materials Recovery Facility: A facility that accepts source-separated or commingled recyclable materials, usually in an enclosed building, from collection facilities and the public; processes the materials into resalable condition, and markets the materials to companies for reuse. The end-products are materials recovered through the process. A materials recovery facility is considered to be a General Industrial use type and as such is permitted in the same locations and under the same conditions as other general industrial uses.

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

Def. M

Mentally Retarded Facility: A resident school, resident care facility, family home (mentally retarded), nursery or day care center, all as defined in Article 2 of Subchapter 1 of Title 9 of the California Administrative Code.

Mezzanine or Mezzanine Floor: An intermediate floor placed in any story or room. When the total area of any such Mezzanine Floor exceeds 33 1/3 percent of the total floor area in that room, it shall be considered as constituting an additional story. The clear height above or below a Mezzanine Floor construction shall be not less than 7 feet. An enclosed Mezzanine shall be counted as a story.

(Amended by Ord. No. 7048 (N.S.) adopted 10-09-85)

Mini-Mobilehome Park: A mobilehome park subject to the regulations of Sections 6530 through 6544, inclusive.

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

Minor Use Permit: (See Use Permit, Minor)

Mobilehome: A structure designed and equipped to contain not more than two dwelling units to be used with or without a permanent foundation, and which is in excess of 8 feet in width or in excess of 40 feet in length. Mobilehome, as used herein, is further defined in Section 18211 of the Health and Safety Code and includes Manufactured Home as defined in Section 18007 of the Health and Safety Code.

(Amended by Ord. No. 5717 (N.S.) adopted 3-19-80)

(Amended by Ord. No. 6215 (N.S.) adopted 1-13-82)

(Amended by Ord. No. 6372 (N.S.) adopted 6-09-82)

Mobilehome Lot: An area or tract of land or portion of a mobilehome park or mobilehome subdivision designated or used for the occupancy of one mobilehome.

(Amended by Ord. No. 5717 (N.S.) adopted 3-19-80)

(Amended by Ord. No. 6215 (N.S.) adopted 1-13-82)

Mobilehome On a Private Lot: A mobilehome which has been placed on a permanent foundation system pursuant to the Mobilehome on Private Lot Regulations.

(Amended by Ord. No. 5717 (N.S.) adopted 3-19-80)

(Amended by Ord. No. 6215 (N.S.) adopted 1-13-82)

Mobilehome Park: An area or tract of land where 2 or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehomes for human habitation; provided that mobilehome park does not include:

- a. premises on which any trailer coaches are parked for inspection and sale;

DEFINITIONS (P)

Parcel: A contiguous quantity of land in the possession of, or owned by, or recorded as the property of, the same person.

Parking Area: An open area, other than a street or alley, which contains motor vehicle parking spaces.

(Amended by Ord. No. 5976 (N.S.) adopted 1-28-81)

(Amended by Ord. No. 7432 (N.S.) adopted 01-06-88)

Parking Garage: A building other than a private or public garage used for the shelter or storage of operating motor vehicles and may, incidental thereto be used for the care, repair or equipping of such vehicles.

Parking Space: An unobstructed space or area other than a street or alley which is permanently reserved and maintained for the parking of one motor vehicle.

Parlor: (See Massage Parlor)

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Peep Show Device: Any device which displays still or moving images in a peep show booth which depict specified anatomical areas or specified sexual activities upon payment of a fee or other consideration.

(Added by Ord. 8015 (N.S.) adopted 12-4-91)

(Amended by Ord. 9469 (N.S.) adopted 6-12-02)

Peep Show Booth: Any room, booth, partial enclosure or partitioned area of any room in which a peep show device is located, with a seating capacity of five or fewer persons. It does not include an Adult Mini-Motion Picture Theater which has a seating capacity of more than five but less than fifty persons where still or motion images are regularly shown to an audience of more than five but less than fifty persons at any one time.

(Added by Ord. No. 8015 (N.S.) adopted 12-4-91)

Penthouse: A projection above the roof which when used only for the shelter of mechanical equipment or shelter of vertical shaft openings in the roof is not regarded as a story.

Person: Any individual, firm, copartnership, joint venture, association, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit.

Def. P

Planned Development: A large, integrated development located on a single building site, or on 2 or more building sites which may be separated only by a street or other right-of-way. In such development, the land and structures shall be planned and developed as a whole in a single development operation or a series of operations in accordance with a detailed, comprehensive plan encompassing such elements as the location of structures, the circulation pattern, parking facility, open space, and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for the common use of the persons occupying or utilizing the property.

Plants, High Water Use: Trees, shrubs, groundcovers, and other vegetation requiring supplemental irrigation to sustain both growth and reproduction once fully established (usually 2-5 years after planting).

(Added by Ord. No. 7735 (N.S.) adopted 3-13-90; operative 10-01-90)

Plants, Low Water Use: Trees, shrubs, groundcovers, and other vegetation capable of sustained growth and reproduction with minimum amounts of supplemental irrigation once fully established (usually 2-5 years after planting).

(Added by Ord. No. 7735 (N.S.) adopted 3-13-90; operative 10-01-90)

Ponds: (See Aquaculture)

(Added by Ord. No. 9935 (N.S.) adopted 4-23-08)

Porte Cochere: A covering over a driveway, (usually circular) or drive that allows a vehicle to continue onto another portion of the site, that provides temporary shelter to persons exiting a vehicle, but not serving as the only covered or enclosed vehicle shelter on-site.

(Added by Ord. No. 9935 (N.S.) adopted 4-23-08)

Poultry: Chickens, turkeys, ducks and geese.

(Added by Ord. No. 6268 (N.S.) adopted 4-14-82)

Premises: An area of land with its appurtenances and buildings which because of its unity of use may be regarded as the smallest conveyable unit.

Principal Use(s): The primary use(s) for which land or a building is or may be intended, occupied, maintained, arranged or designed.

Private Garage: An accessory building or an accessory portion of the main building, designed and/or used for the shelter or storage of vehicles owned or operated by the occupants of the main building.

COMMERCIAL USE TYPES

1400 GENERAL DESCRIPTION OF COMMERCIAL USE TYPES.

Commercial use types include the distribution and sale or rental of goods; and the provision of services other than those classified as Civic Uses. They also include certain uses accessory to the above, as specified in Section 6150, Accessory Use Regulations.

1410 ADMINISTRATIVE AND PROFESSIONAL SERVICES.

The Administrative Professional Services use type refers to offices of private firms or organizations which are primarily used for the provision of professional, executive, management or administrative services. Typical uses include administrative offices, legal offices, or architectural firms.

1415 AGRICULTURAL AND HORTICULTURAL SALES.

The Agricultural and Horticultural Sales use type refers to sale from the premises of agricultural and horticultural goods.

- a. Agricultural Sales. Sale of feed, grain, fertilizers, pesticides and similar goods. Typical items include nurseries, hay, feed and grain stores.
- b. Horticultural Sales. Retail sale only of horticultural and floricultural specialties and related nursery items. Typical items include flowers, shrubs, trees and garden tools and supplies.

(Amended by Ord. No. 6284 (N.S.) adopted 5-5-82)

1420 AGRICULTURAL SERVICES.

The Agricultural Services use type refers to establishments or places of business engaged in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include crop dusting or tree service firms.

1425 ANIMAL SALES AND SERVICES.

Animal Sales and Services refers to establishments or places of business primarily engaged in animal related sales and services. The following are animals sales and services use types:

- a. Animal Sales and Services: Auctioning. Auctioning of livestock on a wholesale or retail basis with incidental storage of animals produced off property not exceeding 48-hour periods. The auctioning of miscellaneous related items may be conducted in conjunction with animal auctioning, if the auctioning of miscellaneous related items is conducted by the same operator as the animal auction, the number of days and hours of operation do not exceed those in which animal auctions are held, and the impacts resulting from the miscellaneous items auction activity do not exceed those of the animal auction. Typical uses include animal auctions or livestock auction yards.
- b. Animal Sales and Services: Grooming. Grooming of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons or pet grooming shops.
- c. Animal Sales and Services: Horse Stables. Boarding, breeding or raising of horses for commercial purposes. This does not include the non-commercial use of horses owned by the occupants of the premises. Typical uses include boarding stables or public stables.
- d. Animal Sales and Services: Kennels. Kennel services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels or dog training centers.
- e. Animal Sales and Services: Stockyards. Stockyard services involving the temporary keeping of transient livestock for slaughter, market or shipping. Typical uses include stockyards or animal sales yards.
- f. Animal Sales and Services: Veterinary (Large Animals). Veterinary services for large animals. Typical uses include animal hospitals (large animals) or veterinary hospitals (large animals).
- g. Animal Sales and Services: Veterinary (Small Animals). Veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals or animal hospitals (small animals).

(Amended by Ord. No. 7981 (N.S.) adopted 10-2-91)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

1430 AUTOMOTIVE AND EQUIPMENT.

Automotive and equipment refers to establishments or places of business primarily engaged in automotive related or heavy equipment sales or service. The following are automotive and equipment use types:

- a. Automotive and Equipment: Cleaning. Washing and polishing of automobiles. Typical uses include auto laundries or car washes.

1460 CONVENIENCE SALES AND PERSONAL SERVICES.

The Convenience Sales and Personal Services use type refers to establishments or places of business primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within reasonable walking distance. These include various general retail sales and personal services of an appropriate size and scale. Typical uses include neighborhood grocery or drug stores. The Convenience Sales and Personal Services use type can include uses permitted by Section 1465 (Eating and Drinking Establishments), 1480 (Food and Beverage Sales), 1510 (Personal Services, General) and 1525 (Retail Sales, General) provided it is administratively determined that they meet the convenience description set forth above, except that the following uses are not allowed:

- a. Any use which includes the serving of alcoholic beverages, except beer and wine, for consumption on the premises;
- b. Any use which includes the provision of live entertainment;
- c. Any use which includes selling goods by auction; or
- d. Any use which includes selling equipment or parts for automobiles, marine craft, aircraft, motorcycles, camper or trailer purposes.

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

1463 COTTAGE INDUSTRIES.

A Cottage Industry is the production of goods or the provision of services in conjunction with a single detached dwelling conducted in compliance with the requirements of Section 6920.

(Added by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

1464 DRUG PARAPHERNALIA ESTABLISHMENT.

A place of business in which drug paraphernalia, as defined in Subdivision (d) of Section 11364.5 of the California Health and Safety Code, is kept, displayed or offered in any manner, sold, furnished, transferred or given away.

(Added by Ord. No. 7649 (N.S.) adopted 07-17-89)

1465

1465 EATING AND DRINKING ESTABLISHMENTS.

The Eating and Drinking Establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premise consumption. Typical uses include restaurants, short order eating places or bars.

1470 EXPLOSIVE STORAGE.

The Explosive Storage Use Type refers to the storage of any quantity of explosives as defined by Section 12000 of the California Health and Safety Code. Excluded from the Explosive Storage Use Type is the storage of up to 200 pounds of smokeless powder and/or up to 25 pounds of black sporting powder provided such storage is for commercial retail sale. Typical uses include storage in the course of manufacturing, selling, or transporting explosives or in the course of blasting operations.

1475 FINANCIAL, INSURANCE AND REAL ESTATE SERVICES.

The Financial, Insurance and Real Estate Services use type refers to establishments primarily engaged in the provision of financial, insurance, real estate or securities brokerage services. Typical uses include banks, insurance agencies or real estate firms.

1480 FOOD AND BEVERAGE RETAIL SALES.

The Food and Beverage Retail Sales use type refers to establishments or places of business primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores or delicatessens.

1485 FUNERAL AND INTERMENT SERVICES.

Funeral and Interment Services refers to establishments primarily engaged in the provision of services involving the care, preparation or disposition of human dead other than in cemeteries. The following are Funeral and Interment Services use types.

- a. Funeral and Interment Services: Cremating. Crematory services involving the purification and reduction of the human body by fire. Typical uses include crematories or crematoriums.
- b. Funeral and Interment Services: Interring. Interring services involving the keeping of human bodies other than in cemeteries. Typical uses include columbaria, mausoleums or cineraria.
- c. Funeral and Interment Services: Undertaking. Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

1490 GASOLINE SALES.

The Gasoline Sales use type refers to establishments or places of business primarily engaged in the retail sales, from the premises, of petroleum products, and includes the sale of tires, batteries, and replacement items, lubricating services and minor repair services. Typical uses include automobile service stations, filling stations or truck stops.

(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

1495 LAUNDRY SERVICES.

The Laundry Services use type refers to establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as Personal Services, General. Typical uses include laundry agencies, diaper services or linen supply services.

1500 MEDICAL SERVICES.

The Medical Services use type refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel as well as the provision of medical testing and analysis services, but excludes those classified as any civic use type. Typical uses include medical offices, dental laboratories or health maintenance organizations.

1505 PARTICIPANT SPORTS AND RECREATION.

Participant Sports and Recreation refers to establishments or places primarily engaged in the provision of sports or recreation by and for participants. Any spectators would be incidental and on a nonrecurring basis. The following are participant sports and recreation use types:

- a. Participant Sports and Recreation: Indoor. Those uses conducted within an enclosed building. Typical uses include bowling alleys or billiard parlors
- b. Participant Sports and Recreation: Outdoor. Those uses conducted in open facilities. Typical uses include driving ranges or miniature golf courses, health clubs and spas, swimming beaches, swimming pools and nudist facilities.

(Amended by Ord. No. 7106 (N.S.) adopted 3-19-86)

1510

1510 PERSONAL SERVICES, GENERAL.

The Personal Services, General use type refers to establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature but excludes services classified a Spectator Sports and Entertainment, Participant Sports and Recreation, or Transient Habitation. Typical uses include photography studios, massage parlors, driving schools or reducing salons.

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

1512 RECYCLING COLLECTION FACILITY.

The Recycling Collection Facility use type refers to establishments or places primarily engaged in collecting recyclable materials for the purpose of resource recovery. Typical uses include collection centers that use portable receptacles for collecting containers made from metal, glass, paper or plastic. The following are Recycling Collection Facility use types:

- a. Recycling Collection Facility, Small: A facility for the acceptance (donation, redemption, or sale) of recyclable materials from the public which occupies an area of not more than 500 square feet. Except for reverse vending machines, such a facility does not utilize power-driven equipment. Small collection facilities may consist of the following:
 1. Reverse vending machines.
 2. Mobile recycling units.
 3. Bulk reverse vending machines.
 4. Kiosk type units.
 5. Free-standing containers.
- b. Recycling Collection Facility, Large: A facility for the acceptance (donation, redemption, or sale) of recyclable materials from the public which occupies an area of more than 500 square feet. Such a facility may employ the same collection methods of a small recycling facility but in addition, may aggregate and/or sort recyclable materials on site in preparation for shipment to a processing facility. A large collection facility may also utilize power-driven equipment.

(Added by Ord. No. 6134 (N.S.) adopted 7-22-81)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

1513 RECYCLING PROCESSING FACILITY

The Recycling Processing Facility use type refers to establishments or places primarily engaged in processing recyclable materials for the purpose of resource recovery. Processing means the preparation of materials by one or more of the following means: baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding and cleaning. Recycling processing facilities include the following:

1545 TRANSIENT HABITATION.

Transient Habitation refers to establishments primarily engaged in the provision of lodging services on a less than weekly basis with incidental food, drink and other sales and services intended for the convenience of guests. The following are Transient Habitation use types:

- a. Transient Habitation: Campground. Campground services involving transient habitation areas for travelers in recreational vehicles or tents. Typical uses include recreational vehicle parks.
- b. Transient Habitation: Lodging. Lodging services involving the provision of room and/or board. Typical uses include hotels, motels or transient boarding houses.
- c. Transient Habitation: Resort. Resort services including the provision of extensive outdoor recreation and entertainment services especially for vacationers. Typical uses include resort and recreational facilities, dude ranches, health spas, and resort hotels, motels and nudist facilities.

(Amended by Ord. No. 7106 (N.S.) adopted 3-19-86)

1550 WHOLESALING, STORAGE AND DISTRIBUTION.

Wholesaling, Storage and Distribution refers to establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants. The following are Wholesaling, Storage and Distribution use types:

- a. Wholesaling, Storage and Distribution: Mini-Warehouses. Storage or warehousing service within a building(s) primarily for individuals to store personal effects and by businesses to store material for operation of an industrial or commercial enterprise located elsewhere. (See Section 6909 for regulations applicable to mini-warehouses.)
- b. Wholesaling, Storage and Distribution: Light. Wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses or moving and storage firms.
- c. Wholesaling, Storage and Distribution: Heavy. Open air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, grain elevators or open storage yards.

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 7388 (N.S.) adopted 10-07-87)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

AGRICULTURAL USE TYPES

1700 GENERAL DESCRIPTION OF AGRICULTURAL USE TYPES.

Agricultural use types include the on-site production of plant and animal products by agricultural methods. They also include certain use accessory to the above as specified in Section 6150, Accessory Use Regulations.

1710 HORTICULTURE.

Horticulture refers to premises primarily devoted to horticultural and floricultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purposes. The following are Horticulture use types:

- a. Horticulture: Cultivation. Cultivation of plants for wholesale sales.
- b. Horticulture: Storage. Storage of plants, primarily in containers, for wholesale sales.

1715 TREE CROPS.

The Tree Crops use type refers to premises primarily devoted to the cultivation for sale at wholesale of tree-grown agricultural products such as avocados, walnuts and citrus fruits.

1720 ROW AND FIELD CROPS.

The Row and Field Crops use type refers to premises primarily devoted to the cultivation for sale at wholesale of agricultural products grown in regular or scattered patterns such as vines, field, forage and other plant crops intended to provide food or fibers.

1725 ANIMAL RAISING.

The Animal Raising use type refers to premises where animals are fed or kept for personal use, for 4-H or other agricultural organization projects by the owner or occupant of the premises, or for animal products, animal increase or value increase.

1730 ANIMAL WASTE PROCESSING.

The Animal Waste Processing use type refers to the processing of animal waste and by-products, including but not limited to animal manure, animal bedding waste, and similar by-products of an animal raising agricultural operation, for use as a commercial fertilizer or soil amendment and including composting operations.

The Animal Waste Processing use type does not include poultry manure management practices involving drying and disposal of manure produced on site or brought to a poultry ranch from another poultry ranch owned or operated by the same person(s), provided the receiving site is zoned with an animal regulations designation which allows an unlimited number of poultry.

(Amended by Ord. No. 7817 (N.S.) adopted 9-26-90)

1735 PACKING AND PROCESSING.

Packing and Processing refers to packing and processing of fresh agricultural products and does not include cooking, canning, tanning, rendering and reducing operations which are general industrial uses. Following are categories of Packing and Processing use types:

- a. Packing and Processing: Limited. The customary preparation for market of fresh produce, flowers, feed, fiber, milk, eggs, rabbits, poultry and other similarly sized small or specialty animals raised for human consumption, produced on the same premises as the packing and processing operation. These products shall be considered to be produced on the same premises if they are solely grown or produced on land owned or operated by the same person who owns or operates the packing and processing facility.
- b. Packing and Processing: Winery. Crushing of grapes, berries and other fruits and fermentation, storage and bottling of wine from fruit grown on or off the premises. A winery may also include a tasting room and retail outlet as a secondary use.
- c. Packing and Processing: General. The customary preparation for market of fresh produce, flowers, feed, fiber, milk, eggs, rabbits, poultry and other similarly sized small or specialty animals raised for human consumption, produced on premises other than that upon which the packing and processing operation is located.
- d. Packing and Processing: Support. Fabrication, assembly, reconditioning and sale of boxes, cartons, crates and pallets for handling and transporting crops provided this use is secondary to agricultural or horticultural production on the premises.
- e. Packing and Processing: Wholesale Limited Winery. Crushing of grapes, berries and other fruits for the fermentation, storage, bottling and wholesaling of wine from fruit grown on or off the premises, subject to the following criteria.
 1. Retail activities, tasting rooms, and/or special events associated with the winery operation are prohibited.
 2. The maximum floor area of non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking is limited to 1,000 square feet where the lot is less than one gross acre. A maximum floor area of 1,500 square feet is permitted where the lot is one acre or more but less than 2 acres gross, and 2,000 square feet of floor area is permitted where the lot is 2 to 4 acres gross. An additional 200 square feet of floor area is permitted for each acre over 4 acres, up to a maximum of 5,000 square feet.
 3. Up to 75 percent of the fruit used in winemaking may be imported from off the premises while the remainder shall be grown on the premises.
 4. Wine production shall be limited to not more than 7,500 gallons annually.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
 (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
 (Amended by Ord. No. 7818 (N.S.) adopted 9-26-90)
 (Amended by Ord. No. 7982 (N.S.) adopted 10-02-91)
 (Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

Community Recreation
 Cultural Exhibits and Library Services
 Group Care
 Lodge, Fraternal and Civic Assembly
 Major Impact Services and Utilities
 Parking Services
 Postal Services
 Religious Assembly

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses, RM and RV only (See Section 6300 and Section 6909)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2106 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RS, RD, RM, and RV Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
 Agricultural and Horticultural Sales (all types)
 Automotive and Equipment: Parking
 Business Support Services
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Medical Services
 Participant Sports and Recreation (all types)
 Personal Services, General
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5878 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2140

RU# URBAN RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2140 INTENT.

The provisions of Section 2140 through Section 2149, inclusive, shall be known as the RU Urban Residential Use Regulations. The RU Use Regulations are intended to create and enhance areas where permanent family residential uses are permitted and institutional residential care uses are conditionally permitted and civic uses are permitted when they serve the needs of the residents. Typically, the RU Use Regulations would be applied to rural, suburban, or urban areas where adequate levels of public services are available. Various applications of the RU Use Regulations with appropriate development designators can create areas which have a single-family character or areas which, because of the scale of structures, are recognizable as high-density areas.

2142 PERMITTED USES.

The following use types are permitted by the RU Use Regulations:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

Group Care
 Law Enforcement Services
 Lodge, Fraternal and Civic Assembly
 Major Impact Services and Utilities
 Parking Services
 Postal Services
 Religious Assembly

- c. Commercial Use Types.
 Participant Sports and Recreation: Outdoor
 Transient Habitation: Campground (see Section 6450)
 Transient Habitation: Resort (see Section 6400)
 Wholesaling, Storage and Distribution: Mini-Warehouses Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.
 Packing and Processing: Limited
 Packing and Processing: Winery
- e. Extractive Use Types.
 Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2263 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RC Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Administrative and Professional Services "4"

Financial, Insurance and Real Estate Services "11"

Medical Services "4"

Recycling Collection Facility, Small "2"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2264 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RC Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Animal Sales and Services: Grooming

Convenience Sales and Personal Services

Eating and Drinking Establishments

Food and Beverage Retail Sales

Retail Sales: General

Retail Sales: Specialty

Transient Habitation: Lodging

2264

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2265 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RC Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Community Recreation
Major Impact Services and Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses Warehouses (see Section 6300 and Section 6909)

c. Agricultural Use Types.

Packing and Processing: Winery

d. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2266 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RC Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Business Support Services
Communications Services
Gasoline Sales

1. Proposed uses, including uses within a mixed residential/commercial development, shall be functionally and visually compatible with one another and with other uses, buildings and structures in the immediate vicinity.
 2. The internal circulation plan shall provide adequate and convenient access to the variety of uses contained within the development site. Common access serving more than one use or facility shall be provided whenever possible and in a manner which prevents mutual interference.
 3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.
 4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.
- d. Exemption for Signs. A site plan shall not be required for addition of new signs or modification of existing signs, provided the site is not subject to an approved site plan that designates sign location and that all such signs comply with all other pertinent requirements of this ordinance. This exemption shall not apply to any site subject to the Community Design Review, Historic Landmark, Historic District, or Design Review Special Area Regulations.

(Amended by Ord. 8105 (N.S.) adopted 7-15-92)

2342 PERMITTED USES.

The following use types are permitted by the C34 Use Regulations:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services

- Fire Protection Services (see Section 6905)
- Group Care
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

c. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Automotive and Equipment: Parking
- Automotive and Equipment: Sales/Rentals, Light Equipment (see Section 6800)
- Business Support Services
- Communications Services
- Convenience Sales and Personal Services
- Eating and Drinking Establishments
- Financial, Insurance and Real Estate Services
- Food and Beverage Retail Sales
- Medical Services
- Personal Services, General
- Repair Services, Consumer
- Retail Sales: General
- Retail Sales: Specialty
- Transient Habitation: Lodging

d. Industrial Use Types.

- Custom Manufacturing (see Section 6300)

e. Agricultural Use Types.

- Horticulture (all types)
- Tree Crops
- Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2343 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C34 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

C35 GENERAL COMMERCIAL/LIMITED RESIDENTIAL USE REGULATIONS

2350 INTENT.

The provisions of Section 2350 through 2355, inclusive, shall be known as the C35 General Commercial/Limited Residential Use Regulations. The C35 Use Regulations are intended to create and enhance areas where a mixture of commercial uses and residential uses is desired. Typically, the C35 Use Regulations would be applied in areas where multi-family dwellings in combination with commercial uses are desired. Various applications of the C35 Use Regulations with appropriate development designators can create areas where a single structure may serve a principal commercial function and a secondary residential use, or where a separate residential or a commercial structure is appropriate.

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

2352 PERMITTED USES.

The following use types are permitted by the C35 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Group Care
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Automotive and Equipment: Parking
- Automotive and Equipment: Sales/Rentals, Light Equipment(see Section 6800)
- Business Support Services
- Convenience Sales and Personal Services
- Communications Services
- Eating and Drinking Establishments

2352

Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Medical Services
Personal Services, General
Repair Services: Consumer
Retail Sales, General
Retail Sales: Specialty
Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 7306 (N.S.) adopted 5-20-87)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2353 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C35 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Business Equipment Sales and Services "7"
Construction Sales and Services "8"
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2354 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C35 Use Regulations upon issuance of a Minor Use Permit:

Automotive and Equipment: Sales/Rentals, Farm Equipment
 Automotive and Equipment: Sales/Rentals, Light Equipment
 Business Support Services
 Communications Services

Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Funeral and Interment Services: Undertaking
 Medical Services
 Participant Sports and Recreation: Indoor
 Personal Services, General
 Repair Services: Consumer
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited
 Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
 Tree Crops
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2363 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C36 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Agricultural Services "9"

2363

Automotive and Equipment: Repairs, Heavy Equipment "8"
Business Equipment Sales and Services "7"
Construction Sales and Services "8" (see Section 6300)
Drug Paraphernalia Establishment "21"
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2365 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C36 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Cleaning
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Funeral and Interment Services: Cremating
Funeral and Interment Services: Interring
Research Services
Spectator Sports and Entertainment: General
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

Wholesaling, Storage and Distribution: Light (see Section 6300)

d. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

C37 HEAVY COMMERCIAL USE REGULATIONS

2370 INTENT.

The provisions of Section 2370 through Section 2379, inclusive, shall be known as the C37 Heavy Commercial Use Regulations. The C37 Use Regulations are intended to, as closely as possible, duplicate the old C2 Zone.

2372 PERMITTED USES.

The following use types are permitted by the C37 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Group Care
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment

Automotive and Equipment: Sales/Rentals, Heavy Equipment
 Automotive and Equipment: Sales/Rentals, Light Equipment
 Automotive and Equipment: Storage, Recreational Vehicles and Boats
 Building Maintenance Services
 Business Equipment, Sales and Service
 Business Support Services
 Communication Services
 Construction Sales and Services (see Section 6300)
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage, Retail Sales
 Funeral and Interment Services: Undertaking
 Gasoline Sales
 Laundry Services
 Medical Services
 Participant Sports and Recreation: Indoor
 Personal Services, General
 Repair Services, Consumer
 Research Services
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment (all types)
 Transient Habitation: Lodging
 Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Sections 1610 and 6300 for standards)

d. Agricultural Use Types.

Horticulture (All Types)
 Tree Crops
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 9569 (N.S.) adopted 7-9-03)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

Business Support Services
 Communication Services
 Construction Sales and Services (see Section 6300)
 Gasoline Sales
 Laundry Services
 Repair Services, Consumer
 Research Services
 Wholesale, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (All Types)
 Tree Crops
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2383 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C38 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Food and Beverage Retail Sales "10"
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Light or Heavy "3"
 Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

2383

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2384 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C38 Use Regulations upon issuance of a Minor Use Permit.

a. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2385 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C38 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Clinic Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Automotive and Equipment: Storage, Non-operating Vehicle
Funeral and Interment Services: Cremating
Participant Sports and Recreation: Indoor
Scrap Operation (see Section 6300)
Spectator Sports and Entertainment: General
Swap Meets
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

C40 RURAL COMMERCIAL USE REGULATIONS

2400 INTENT.

The provisions of Section 2400 through Section 2409, inclusive, shall be known as the C40 Rural Commercial Use Regulations. The C40 Use Regulations are intended to create and enhance commercial centers which serve predominantly agricultural areas with a broad range of goods and services. Typically, the C40 Use Regulations would be applied to rural or semi-rural areas where many diverse types of commercial uses are desired. Various applications of the C40 Use Regulations with appropriate development designators can create large scale commercial agricultural areas where outdoor storage and sale of animals is permitted, or smaller commercial areas which function as rural town centers.

2402 PERMITTED USES.

The following use types are permitted by the C40 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Large Animals)
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Repairs, Light Equipment

2402

Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Funeral and Interment Services: Undertaking
Gasoline Sales
Laundry Services
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Repair Services, Consumer
Research Services
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Transient Habitation: Lodging
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2403 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C40 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes

2505 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M50 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2520

M52 LIMITED IMPACT INDUSTRIAL USE REGULATIONS

2520 INTENT.

The provisions of Section 2520 through Section 2529, inclusive, shall be known as the M52 Limited Impact Industrial Use Regulations. The M52 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Non-industrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales, and services uses. Typically, the M52 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M52 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or a strip of low impact industrial uses.

2522 PERMITTED USES.

The following use types are permitted by the M52 Use Regulations:

a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Parking Services
- Postal Services

b. Commercial Use Types.

- Administrative and Professional Services
- Automotive and Equipment: Parking
- Automotive and Equipment: Sales/Rental, Light Equipment (see Section 6800)
- Business Equipment Sales and Services
- Business Support Services
- Communications Services
- Laundry Services
- Participant Sports and Recreation: Indoor
- Recycling Processing Facility, Wood and Green Materials
- Research Services
- Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing "Limited"

Packing and Processing "Winery"

Packing and Processing "General"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2523 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M52 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"

Agricultural and Horticultural Sales "8" (all types)

Automotive and Equipment: Cleaning "8"

Automotive and Equipment: Repairs, Heavy Equipment "8"

Automotive and Equipment: Repairs, Light Equipment "8"

Automotive and Equipment: Sales/Rentals, Farm Equipment "9"

Automotive and Equipment: Sales/Rentals, Heavy Equipment "9"

Building Maintenance Services "8"

Construction Sales and Services "8" (see Section 6300)

Food and Beverage Retail Sales "10"

Gasoline Sales "12"

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2524

2524 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2525 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Funeral and Interment Services: Cremating
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

M54 GENERAL IMPACT INDUSTRIAL USE REGULATIONS

2540 INTENT.

The provisions of Section 2540 through Section 2549, inclusive, shall be known as the M54 General Impact Industrial Use Regulations. The M54 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses not having high nuisance characteristics may locate. Non-industrial uses which support industrial uses are permitted within the zone, particularly administrative, sales, and services uses. Typically, the M54 Use Regulations would be applied near rail and trucking facilities, or other locations where impacts associated with noise, odor and traffic would not impact on residential or commercial areas. All outdoor storage areas would be subject to screening regulations. Various applications of the M54 Use Regulations with appropriate development designators can create a large transportation-dependent industrial center or a small, geographically isolated grouping of a few small scale industrial uses.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2542 PERMITTED USES.

The following use types are permitted by the M54 Use Regulations:

a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Veterinary, Large Animals
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Heavy Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Automotive and Equipment: Storage, Recreational Vehicles & Boats
- Building Maintenance Services
- Business Equipment Sales and Services
- Business Support Services
- Communications Services

2542

Construction Sales and Services (See Section 6300)
Gasoline Sales
Laundry Services
Participant Sports and Recreation: Indoor
Recycling Processing Facility, Wood and Green Materials
Research Services
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing "Limited"
Packing and Processing "Winery"
Packing and Processing "General"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8283 (N.S.) adopted 7-21-93)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2543 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M54 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
Agricultural Services "14"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Heavy "14"
Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

Prior to completing any transfers of development rights, the applicant shall obtain written approval from the Director. No purported transfer shall be of any force or effect without the Director's approval. The applicant shall notify the Department of the completion of the transfer on a form prescribed by the Department, and such notification shall be recorded. Failure to comply with the Department's requirements for notification shall be grounds for refusal to issue building permits.

2562 PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREA

The following use types are permitted by the M56 Use Regulations within the industrially designated areas:

a. Civic Use Types.

- Ambulance Services
- Essential Services
- Fire Protection Services
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services

b. Commercial Use Types.

- Automotive and Equipment
 - b) Fleet Storage
 - c) Parking
 - d) Repairs [Heavy Equipment]
 - e) Repairs [Light Equipment]
 - f) Sales/Rentals [Heavy Equipment]
 - g) Sales/Rentals [Farm Equipment]
 - h) Sales/Rental [Light Equipment]
- Building Maintenance Services
- Construction Sales and Services
- Recycling Processing Facility, Wood and Green Materials
- Research Services
- Wholesale Storage and Distribution
 - a) Mini Warehouse (see Section 6300 and Section 6909)
 - b) Light
 - c) Heavy

c. Industrial Use Types.

- Custom Manufacturing
- General Industrial

2562

d. Agricultural Use Types.

Packing and Processing

- a) Limited
- b) Winery
- c) General
- d) Support

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2563 PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREAS THAT ARE SUBJECT TO LIMITATIONS.

The following use types are permitted by the M56 Use Regulations within the industrially designated areas, subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Eating and Drinking Establishments "10"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2564 USES SUBJECT TO A MINOR USE PERMIT WITHIN THE INDUSTRIALLY DESIGNATED AREAS.

The following uses are permitted by the M56 Use Regulations in the industrially designated areas upon issuance of a Minor Use Permit.

a. Civic Use Types

Small Schools

2565 USES SUBJECT TO A MAJOR USE PERMIT WITHIN THE INDUSTRIALLY DESIGNATED AREAS.

The following uses are permitted by the M56 Use Regulations in the industrially designated areas upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Clinic Services
Cultural Exhibits and Library services
Child Care Center
Lodge Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

Business Support Services
 Communications Services
 Construction Sales and Services (See Section 6300)
 Gasoline Sales
 Laundry Services
 Participant Sports and Recreation: Indoor
 Recycling Processing Facilities, Wood and Green Materials
 Research Services
 Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
 Tree Crops
 Row and Field Crops
 Packing and Processing (all types)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 8318 (N.S.) adopted 10-27-93)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2583 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M58 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
 Agricultural Services "14"
 Automotive and Equipment: Storage, Nonoperating Vehicles "9"
 Food and Beverage Retail Sales "10"
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Light or Heavy "3"
 Wholesaling, Storage and Distribution: Heavy "14"
 Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)
 (Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2584

2584 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M58 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2585 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M58 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Animal Sales and Services: Stockyard
Explosive Storage (see Section 6904)
Funeral and Interment Services: Cremating
Participant Sports and Recreation: Outdoor
Scrap Operations (see Section 6300)
Swap Meets

c. Industrial Use Types.

Heavy Industrial (see Section 6300)

SUPPLEMENTAL LIMITATIONS ON USES.

2980 LIMITATIONS ON PERMITTED USES.

The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

- "1" Dwellings as Secondary Uses. Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.
- "2" Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.
- "3" Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.
- "4" Secondary Use. Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purposes.
- "5" Same Lot. Permitted only if located on the same lot as the industrial use it serves.
- "6" Veterinary Hospitals. Hospital must be located on a parcel of land not less than 2 acres in size. Indoor treatment areas must be located at least 100 feet from the nearest property line, and out door treatment or confinement areas must be located at least 200 feet from the nearest property line. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.
- "7" Limitation on Enclosed Storage. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.
- "8" Enclosed Building. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.
- "9" Enclosed Building or Walls. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than 6 feet in height.

- "10" Retail Establishments. Limited to retail establishments intended for the convenience of permitted establishments and/or clients thereof, provided no such retail establishment occupies more than 15 percent of the total floor area of the building in which it is located and has no entrance except from the lobby or interior of said building, or from a patio entirely surrounded by said building.
- "11" Insurance and Real Estate Offices. Limited to insurance and real estate offices as a secondary use within a dwelling. No such office shall have a floor area greater than the floor area devoted to residential purposes.
- "12" Gasoline Sales. There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.
- "13" Drycleaning Plants and Laundries. Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.
- "14" Performance Standards. Subject to meeting the applicable provisions of the performance standards specified in Section 6300.
- "15" Performance Standards and Power. Subject to meeting the applicable provisions of the performance standards specified in Section 6300. Prior to the installation or operation of electric or other power sources in excess of 20 horsepower, the proposed use shall be reviewed pursuant to Section 6304 and the Director shall certify that the use complies with the applicable performance standards.
- "16" Animal Related Activities. Animal related activities may be permitted subject to the Animal Regulations commencing at Section 3000.
- "17" Cottage Industries. Permitted subject to the provisions of Section 6920.
- "18" Mobilehome Residential. Subject to the Mobilehome Park Regulations commencing at Section 6500 or the Planned Development Standards commencing at Section 6600.
- "19" Adult Entertainment Establishments. Subject to meeting the applicable provisions of the regulations and performance standards specified in Section 6930 and upon issuance of an Administrative Permit as specified in Section 6930.

"20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.

"21" Drug Paraphernalia Establishments. Subject to meeting the applicable provisions of the standards specified in Section 6932 and upon issuance by the Director of an Administrative Permit.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 6983 (N.S.) adopted 07-03-85)
(Amended by Ord. No. 7649 (N.S.) adopted 07-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES										USE REGULATIONS									
COMMERCIAL (cont.)																			
Enclosed	Semi-Enclosed	Open	Drive-In	Transient Habitation:	a) Campground (See Section 6450)	b) Lodging	c) Resort (See Section 6400)	Wholesaling, Storage and Distribution	a) Mini Warehouse (See Section 6909)	b) Light	c) Heavy	Enclosed	Semi-Enclosed	Open	Custom Manufacturing	General Industrial	Heavy Industrial		
1400	See Section 6816	1545						1550				1600	See Section 6816	1610	1620	1630	Use Regulations		
																		RESIDENTIAL	
RS																		RS	Single-Family Residential
RD																		RD	Duplex/Two-Family Residential
RM								M										RM	Multi-Family Residential
RV								M										RV	Variable Family Residential
RU																		RU	Urban Residential
RMH																		RMH	Mobilehome Residential
RR	●	●	●		M		M	M										RR	Rural Residential
RRO*	●	●	●		M		M											RRO*	Recreation-Oriented Residential
RC	●	m	m			m		M				●			m			RC	Residential-Commercial
																		COMMERCIAL	
C30	●			m														C30	Office-Professional
C31	●			m														C31	Residential/Office Professional
C32	●			m								●			m			C32	Convenience Commercial
C34*	●	m	M	m	M	●						●			●			C34*	Gen. Commercial/Residential
C35	●	m	M	m	M	●						●			●			C35	Gen. Comm./Ltd. Residential
C36	●	m	M		M	●		M	M			●			●			C36	General Commercial
C37	●			●	M	●		●	8	M		●	●	●	●	15		C37	Heavy Commercial
C38	●	●	●	●				●	8	M		●	●	●	●	15		C38	Service Commercial
C40	●	●	●	●	M	●	●	●	8	M		●	●	●	●	15		C40	Rural Commercial
C42*	●	●	●	●		●	●	●										C42*	Visitor Serving Commercial
C44	●	●	●	●	M	●												C44	Freeway Commercial
C46*	●																	C46*	Medical Center
																		INDUSTRIAL	
M50	●	m	M	m					8	M		●	m	M	●	14		M50	Basic Industrial
M52	●	m	M	m	M			●	8	M		●	m	M	●	14		M52	Limited Impact Industrial
M54	●	●	●	●	M			●	8	14		●	●	●	●	14		M54	General Impact Industrial
M56+								●							●			M56+	Mixed Industrial
M58	●	●	●	●				●	8	14		●	●	●	●	14	M	M58	High Impact Industrial
																		AGRICULTURAL	
A70	●	●	●		M		M					●	●	m				A70	Limited Agriculture
A72	●	●	●		M		M					●	●	m				A72	General Agriculture
																		SPECIAL PURPOSE	
S80*	●	S	M															S80*	Open Space
S81																		S81	Ecological Resource Area
S82	●	●	●															S82	Extractive
S86	●	●	●	●														S86	Parking
S87+	●	●	●	●		M	M	M		M	M	M		●	M	M	M	S87+	Limited Control
S88+	●	●	●	●									●	●	●			S88+	Specific Plan Area
S90+	●	●	●	●		M		M					●	●	●			S90+	Holding Area
S92	●	●	●	●		M		M					●	●	m			S92	General Rural
S94+	●	●	●	●		M							●	●	●			S94+	Transportation & Utility Corridor
SWF																		SWF	Solid Waste Facility

MATRIX LEGEND

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-21 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May Be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES		AGRICULTURAL										EXTRACTIVE				Use Regulations					
		Enclosed	Semi-Enclosed	Open	Horticulture	(a) Cultivation	(b) Storage	Tree Crops	Row & Field Crops	Animal Raising	Animal Waste Processing (see Section 6902)	a) Limited	b) Winery	c) General	d) Support		e) Wholesale	Agricultural Limited Winery	Agricultural Equipment Storage	Mining and Processing (see Section 6550)	Site Preparation
		1700	See Section 6816		1710		1715	1720	1725	1730	1735						1740	1800	1810	1820	
RESIDENTIAL																					
RS	m	m	●		●		●	●	16										M	RS	Single-Family Residential
RD	m	m	●		●		●	●	16										M	RD	Duplex/Two-Family Residential
RM	m	m	●		●		●	●	16										M	RM	Multi-Family Residential
RV	m	m	●		●		●	●	16										M	RV	Variable Family Residential
RU	m	m	●		●		●	●	16										M	RU	Urban Residential
RMH	m	m	●		●		●	●	16										M	RMH	Mobilehome Residential
RR	●	●	●		●	●	●	●	16			M	M					M		RR	Rural Residential
RRO*	m	m	●		●		●	●	16			M	M						M	RRO*	Recreation-Oriented Residential
RC	m	m	●		●		●	●	16				M						M	RC	Residential-Commercial
COMMERCIAL																					
C30									16										M	C30	Office-Professional
C31									16										M	C31	Residential/Office Professional
C32	A	A	●		●	m	●	●	16										M	C32	Convenience Commercial
C34*	A	A	●		●	●	●	●	16										M	C34*	Gen. Commercial/Residential
C35	A	A	●		●	●	●	●	16										M	C35	Gen. Comm./Ltd. Residential
C36	A	A	●		●	●	●	●	16										M	C36	General Commercial
C37	A	A	●		●	●	●	●	16									M		C37	Heavy Commercial
C38	A	A	●		●	●	●	●	16										M	C38	Service Commercial
C40	A	A	●		●	●	●	●	16										M	C40	Rural Commercial
C42*	A	A	●		●	●	●	●	16										M	C42*	Visitor Serving Commercial
C44	A	A	●		●	●	●	●	16										M	C44	Freeway Commercial
C46*	A	A	●		●	●	●	●	16										M	C46*	Medical Center
INDUSTRIAL																					
M50	A	A	●		●	●	●	●	16			●	●	●					M	M50	Basic Industrial
M52	A	A	●		●	●	●	●	16			●	●	●					M	M52	Limited Impact Industrial
M54	A	A	●		●	●	●	●	16			●	●	●					M	M54	General Impact Industrial
M56+												●	●	●	●						
M58	A	A	●		●	●	●	●	16	M		●	●	●					M	M58	High Impact Industrial
AGRICULTURAL																					
A70	●	●	●		●	●	●	●	16			●	M	M	M	●	M		M	A70	Limited Agriculture
A72	●	●	●		●	●	●	●	16	M		●	M	M	M	●	M		M	A72	General Agriculture
SPECIAL PURPOSE																					
S80*	A	A	●		●	●	●	●	16			●							M	S80*	Open Space
S81									M										M	S81	Ecological Resource Area
S82	●	●	●		●	●	●	●	16										M	S82	Extractive
S86																			M	S86	Parking
S87+	●	●	●		●	●	●	●	16	M		●	M	M	M				M	S87+	Limited Control
S88+	●	●	●		●	●	●	●	16			●	M	M	M				M	S88+	Specific Plan Area
S90+	●	●	●		●	●	●	●	16			●							M	S90+	Holding Area
S92	●	●	●		●	●	●	●	16	M		●	M	M	M				M	S92	General Rural
S94+	●	●	●		●	●	●	●	16										M	S94+	Transportation & Utility Corridor
SWF																				SWF	Solid Waste Facility

**MATRIX
LEGEND**

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
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- 1-21 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May Be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

3100 ANIMAL SCHEDULE.

Animal designators used within the Animal Regulations shall be limited to those in the following Animal Schedule. The Animal Schedule is incorporated into this section, and all references to this section shall include references to it.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
(Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
(Repealed and Reenacted by Ord. No. 8166 (N.S.) adopted 10-21-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
ANIMAL SALES AND SERVICES: HORSE STABLES																											
(a) Boarding or Breeding	Permitted							X	X	X						X								X	X		
	MUP required										X		X	X	X							X	X				
	ZAP required				X	X	X																				
(b) Public Stable	Permitted															X								X			
	MUP required				X	X	X				X		X	X	X							X	X		X		
	ZAP required							X	X	X																	
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X															X		
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry)	Permitted													X	X	X	X							X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
	100 max by ZAP				X	X	X																		X		
	MUP required												X														
	(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X							X			
8 acres + permitted								X	X	X																	
2 animals plus 1 per ½ acre over 1 acre					X	X	X																	X			
4 animals plus 4 for each ½ acre over ½ acre								X	X	X																	
1 ½ acres or less: 2 animals												X	X	X	X	X							X				
1 ½ to 4 acres: 1 per ½ acre												X	X	X	X	X							X				
4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres												X	X	X	X												

ANIMAL USE TYPE <i>(See Note 4)</i>	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
<i>(See Note 2)</i>	2 animals										X						X	X	X				X		X		
	4 acres plus by MUP											X			X												
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																					X		
	Grazing Only																			X	X						
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X		
	2 horses + 1 per ½ acre over 1 acre				X	X	X																				
	ZAP required				X	X	X																				
	½ acre plus by ZAP	X	X	X																							
(e) Specialty Animal Raising: Bees <i>(See Title 6, Division 2, Chapter 9, County Code)</i> <i>(See Note 7)</i>	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	ZAP Required	X	X	X																							
(f) Specialty Animal Raising: Wild or Undomesticated <i>(See Note 3)</i>	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X		X			
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X		X		
	25 maximum by ZAP	X	X	X																							
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X		X		
	Permitted							X	X	X					X	X								X			
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X						X				X	X	X	X	X						
	100 maximum							X	X	X	X	X					X						X				
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X					X	X				
	Permitted													X	X	X								X	X		
(i) Racing Pigeons	100 Maximum										X	X											X				
	100 Max 1/acre plus																X										
	Permitted												X	X	X	X	X							X	X		
ANIMAL ENCLOSURE SETBACKS <i>(See Section 3112)</i>																											
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Moderate			X			X			X																		
Least Restrictive				X			X			X															X		

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior/Side Lot Line	15 feet	Five(5)feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure.	Zero (0) feet

NOTES:

- Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

X = Prohibited. Designator shall not be included within the Development Regulations.

I = Designator shall be included within the Development Regulations when the multi-dwelling residential building type or the attached three to eight dwelling units residential building type is or may be permitted within the zone. (Refer to building type designator).

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

4009 MODIFICATION OF DEVELOPMENT REGULATIONS.

Modification of regulations specified within the Development Regulations may be approved under the provisions of the Planned Development Standards commencing at Section 6600. Changes of designators specified within the Development Regulations shall be subject to the provisions of the Zoning Ordinance Amendment Procedure commencing at Section 7500.

(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)

4010 SPECIFIC PLANS

If a Specific Plan has been adopted for property which is also subject to the S88 Specific Planning Area Use Regulations, any provisions of the Specific Plan relating to subjects contained in the Development Regulations in this part shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Added by Ord. No. 8581 (N.S.) adopted 9-20-95)

4011 LEGAL LOTS WITH SPLIT ZONING

Where a legal lot has split zoning, the Use Regulations for each separate zone shall apply. Where a use is bisected by a split zone line within a legal lot the more restrictive Use Regulations shall apply.

(Added by Ord. No. 9935 (N.S.) adopted 4-23-08)

4615 ADDITIONAL STORY PERMITTED.

- a. Where the average slope of a lot is greater than one foot rise or fall in 7 feet in the area of the lot bounded by a line drawn 5 feet outside the building perimeter or, where closer, along property lines, an additional story may be permitted in a residential building which is located on the downhill side of a street, provided that in no case shall such a building have a height measured in feet greater than that permitted by the applicable height designator. Basements or cellars within such buildings will only be permitted if the grade elevation at all points adjacent to the basement perimeter is not more than 2 feet below the finished floor elevation directly above. This subsection (a) shall not apply to through lots or corner lots.
- b. An additional story may be permitted in a main dwelling with a primary residential use upon issuance of an Administrative Permit, provided that in no case shall the main dwelling have a height measured in feet greater than that permitted by the applicable height designator. The Administrative Permit Procedure at Section 7050 through Section 7099 shall apply. Notice of the administrative permit application shall be given to all property owners within a distance of 300 feet from the applicant's property. The Director may approve said administrative permit provided the following findings are made:
 1. The additional story will be in harmony with scale and bulk of dwellings on adjacent properties in the same zone, and will be compatible with the existing neighborhood character in the vicinity of the property; and
 2. The additional story will not create a safety hazard, obstruct, interrupt or detract from existing views or be detrimental to surrounding properties in the same zone.

This subsection (b) shall not apply to basements proposed or existing within the main dwelling as basements are not considered a story.

(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
 (Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
 (Amended by Ord. No. 7048 (N.S.) adopted 10-09-85)
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

4620 PERMITTED EXCEPTIONS TO HEIGHT LIMITS.

The following structures shall be exempt from the maximum height provisions of an applicable height designator:

- a. Radio and television receiving antennas no more than 200 feet in height of the type customarily used for home radio and television receivers.
- b. Transmitting antennas no more than 200 feet in height used by licensed amateur (ham) or citizens band radio operators.
- c. Flagpoles no more than 50 feet in height; provided, however, that flagpoles used as signs or attention-attracting devices shall be subject to the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250.
- d. Signs no more than 50 feet in height except as otherwise limited by the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250.

- e. Grain elevators, silos, water tanks, barns, and all other structures functionally used for agriculture which are located in agricultural zones or S92 Use Regulations; provided that no such structure shall be more than 50 feet in height.
- f. Chimneys no more than 100 feet in height located in industrial zones; and all other chimneys extending no more than 3 feet above the highest point on the roof of the building to which they are attached.
- g. Any structure for which a Major Use Permit is granted pursuant to other provisions of this ordinance, when the Major Use Permit authorizes an exemption to the height regulations.
- h. Any structure used primarily to contain or support an Essential Services use.
- i. Solar energy collection equipment extending not more than 5 feet above the highest point of the roof.
- j. Wind turbines, windmills, wind-driven water pumps and appurtenant structures required for the function thereof.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5574 (N.S.) adopted 8-1-79)

(Amended by Ord. No. 6091 (N.S.) adopted 7-1-81)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6857 (N.S.) adopted 10-10-84. Opr. 1-1-85)

(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

4622 EXCEPTIONS TO HEIGHT LIMITS WITH MINOR USE PERMIT.

Except as otherwise provided by Section 4620, the following structures may be erected and maintained above the maximum height permitted by an applicable height designator upon the issuance of a minor use permit therefore; provided, however, no such structure above such height limit shall be used for sleeping or eating quarters or for any commercial purpose other than such as may be incidental to the permitted uses of the main building:

- a. Radio and television receiving antennas greater than 200 feet in height of the type customarily used for home radio and television receivers.
- b. Transmitting antennas greater than 200 feet in height used by licensed amateur (ham) radio operators; and all transmitting antennas used by other than licensed amateur (ham) or citizens band radio operators.
- c. Flagpoles greater than 50 feet in height; provided, however, that flagpoles used as signs or attention-attracting devices shall be subject to the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250.
- d. Signs greater than 50 feet in height except as otherwise limited by the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250.
- e. Grain elevators, silos, water tanks, barns, and all other structures greater than 50 feet in height functionally used for agriculture which are located in agricultural zones or S92 Use Regulations; grain elevators silos, and water tanks not located in agricultural zones or S92 Use Regulations.

SETBACK REGULATIONS

4800 TITLE AND PURPOSE.

The provisions of Section 4800 through Section 4899, inclusive, shall be known as the Setback Regulations. The purpose of these provisions is to establish minimum front, side, and rear yard setback requirements for all buildings and other structures within San Diego County in order to assure light, air, privacy, and open areas appropriate to the use, location, and impact of uses and structures.

4805 SETBACK DESIGNATOR NOTATION.

Setbacks shall be indicated by a capital letter corresponding to one row of the Setback Schedule at Section 4810 specifying the minimum dimensions of the front, side, and rear yard setbacks. A dash ("-") shall indicate that there are no setbacks required for the property, and may be used only where a dash has been used for the Building Type designator.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

4810 SETBACK SCHEDULE.

Setback designators used within the development unit shall be limited to those in the following Schedule C:

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

***SCHEDULE C – SETBACK SCHEDULE (Zoning)**

DESIGNATOR	FRONT YARD (a)				SIDE YARD		REAR YARD
	Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline)				Interior Setback measured from the lot line	Exterior (s) Setback measured from centerline	Setback measured from lot line (e)
	Standard Setback	Setbacks for certain Major Subdivisions recorded after January 1, 1966 (c)					
		Street Width in Feet:					
		50	52	56			
A	100	100	100	100	15	35	50
B	60	60	60	60	15	35	50
C	60	60	60	60	15	35	25
D	60 (f)	60 (f)	60 (f)	60 (f)	15 (g)	35	25
E	60	60	60	60	0 (h)	35 (i)	15
F	60	60	60	60	(j)	35	25
G	50	45	46	48	10	35	40
H	50	45	46	48	10	35	25
I	50	45	46	48	7 ½	35	25
J	50	45	46	48	5	35	25
K	50	45	46	48	5 (k)	35	25
L	50	45	46	48	5 (l)	35	25
M	50	50	50	50	5 (l)	35	25
N	50 (t)	45	46	48	5	35	25
O	50	50	50	50	0 (h)	35	25 (m)
P	50	50	50	50	0 (n)	35	15 (o)
Q	50	50	50	50	0 (h)	35	15
R	(p)	(p)	(p)	(p)	0 (h)	35	15
S	30 (q)	25	26	28	(j)	35	15
T	30 (q)	25	26	28	0	35	15
U	30 (q)	25	26	28	0 (r)	35	0 (r)
V	Setbacks to be established during planned development, use permit or site plan review						
W(v)	60	60	60	60	25 (v)	35	25

Note: (b) not used

*** Fire Code Setbacks may be more restrictive. Check with Fire Authority having jurisdiction. For Additional Setback Regulations see sections 4815 and 4816.**

(Amended by Ord. 5508 (N.S.) adopted 5-16-79. Effective 6-15-79)
 (Amended by Ord. 6654 (N.S.) adopted 9-21-83. Effective 10-21-83)
 (Amended by Ord. 7110 (N.S.) adopted 4-2-86. Effective 5-2-86)
 (Amended by Ord. 8185 (N.S.) adopted 12-16-92.)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
a. Accessory storage buildings, work and hobby shops except: outdoor swimming pools, private garages, carports, stands, living units and other habitable space; must meet setback per Section 4842 or Section 6156.g.2 for large structures defined by that subsection.	Not permitted.	Permitted in agricultural, residential, S87 and S92 use regulations but not in front half of lot or the front 50 feet of the required yard measured along the side lot line, whichever restriction is less. On through lots, these buildings and structures are not permitted in the front 50 feet of the required side yard measured along the side lot line.	Not permitted.	Permitted in agricultural, residential S87 and S92 use regulations but may not cover more than 50 percent of the required yard.	Permitted in agricultural, residential, S87 and S92 use regulations, but may not cover more than 50 percent of required yard. Not permitted in the exterior half or exterior 75 feet of required yard, measured along the rear lot line, whichever restriction is less.
b. Outdoor swimming pools; If indoor or the only structure on a lot or building site, it must meet main building setbacks.	Not permitted.	Permitted in agricultural, residential, S87 and S92 use regulations but not in front half of lot or the front 50 feet of the required yard measured along the side lot line, whichever restriction is less. On through lots, these buildings and structures are not permitted in the front 50 feet of the required side yard measured along the side lot line.	Not permitted.	Permitted in agricultural, residential, S87 and S92 use regulations but may not cover more than 50 percent of the required yard.	Permitted in agricultural, residential, S87 and S92 use regulations, but may not cover more than 50 percent of the required yard but not permitted in the exterior half or exterior 75 feet of required yard, measured along the rear lot line, whichever restriction is less.

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
c. Private detached garages and carports; must meet setback per Section 4842 or Section 6156.g.2 for large structures defined by that subsection.	Permitted in agricultural and residential zones only if in conformance with regulations at Section 4837.	Permitted in agricultural, residential, S87 and S92 use regulations but not in front half of lot or the front 50 feet of the required yard measured along the side lot line, whichever restriction is less. On through lots, these buildings and structures are not permitted in the front 50 feet of the required side yard measured along the side lot line.	Not permitted.	Permitted in agricultural, residential, S87 and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard. Not permitted in exterior half or exterior 75 feet of the required yard, measured along the rear lot line, whichever restriction is less.	Permitted in agricultural, residential, S87 and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard. Not permitted in exterior half or exterior 75 feet of the required yard, measured along the rear lot line, whichever restriction is less.
d. Living units including guest living quarters, enclosed pool houses, art or music studios and recreation rooms.			-----Not permitted-----		
e. Stands	Permitted where stands are allowed by Section 6156.		-----Not permitted-----		
f. Solar collection devices	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but not more than 30 inches above grade in front half of lot or the front 50 feet of the required yard measured along the side lot line; permitted 12 feet in height beyond that point.	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard.	Permitted in all zones but not more than 30 inches above grade in exterior half or exterior 75 feet of the required yard, measured along the rear lot line, whichever restriction is less.

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
g. Fences	Permitted in all zones if in conformance with Fencing and Landscaping Regulations commencing at Section 6700.				
h. Outdoor area lighting on poles.	Permitted in commercial and manufacturing/industrial zones only if in conformance with regulations at Section 6324.				
i. Roofed, open sided patios which are attached and part of main building or roofed, open sided patios which are detached, less than 12 feet in height and less than 1,000 square feet in area.	-----Not permitted.-----	-----Not permitted.-----		Permitted in all zones but may not cover more than 50 percent of the required yard in combination with all detached accessory buildings and must be set back from the rear lot line a distance equal to the required interior side yard. The sides of such patios may be enclosed with solid walls not more than 30 inches in height above the patio floor, or by insect screening.	
j. Sidewalk arcades and similar architectural features of buildings containing principal commercial use types.	Permitted by Minor Use Permit.	-----Not permitted.-----			

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
k. Uncovered, unenclosed balconies, extending above the level of first floor with exterior access of building.			Not permitted.		
l. Uncovered, unenclosed porches, platforms or landing places not extending above level of first floor with exterior access of building and not more than 30 inches above grade.		Permitted in all zones.		Permitted in all zones but may not cover more than 50 percent of the required yard in combination with all detached accessory buildings and must be set back from the rear lot line a distance equal to the required interior side yard.	
m. Cornices, eaves, belt courses, water tables, sills, buttresses, capital, bases, fireplaces and garden windows.		Permitted in all zones but may not extend more than 2 feet into yard.			
n. Open unenclosed stairways, and fire escapes, not covered by a roof or canopy and open beneath.	Not permitted.	Permitted in all zones but may not extend or project more than 3 feet into the required yard.			

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
o. Bay and architectural windows provided floor area is not increased, not exceeding 24 square feet each in wall opening area, and with a sill height not less than 18 inches above finished floor.	Permitted in all zones but may not extend more than 2 feet into required yard.	Permitted if the required side yard is not less than 10 feet and may not extend more than 2 feet into required yard.	Permitted in all zones but may not extend more than 2 feet into required yard.		
p. Uncovered, unenclosed pedestrian access deck, bridge, ramp or walkway to the level of the floor closest to the street level.	-----	-----	Permitted on single-family lots on downhill side of street but may not project more than 3 feet into any required yard. Must be open beneath.	-----	-----
q. Guard railings for safety protection around depressed ramps, open-work fences, hedges, or landscape architectural features.	-----	-----	-----	Permitted in all zones but may not be more than 42 inches in height.	-----

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
r. Animal containments including pens, coops, hutch, stables barns and corrals.	-----See Animal Regulations commencing at Section 3100-----				
s. Trees, shrubs, and flowers.	-----Permitted in all Zones -----				
	(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79) (Amended by Ord. No. 5933 (N.S.) adopted 11-19-80) (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83) (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84) (Amended by Ord. No. 6855 (N.S.) adopted 10-10-84) (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85) (Amended by Ord. No. 7110 (N.S.) adopted 4-2-86) (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86) (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)		(Amended by Ord. No. 7576 (N.S.) adopted 1-11-89) (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92) (Amended by Ord. No. 8581 (N.S.) adopted 9-20-95) (Amended by Ord. No. 8897 (N.S.) adopted 3-18-98) (Amended by Ord. No. 9690 (N.S.) adopted 12-15-04) (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)		

COMMUNITY DESIGN REVIEW AREA REGULATIONS

5750 TITLE AND PURPOSE.

The provisions of Section 5750 through Section 5799, inclusive, shall be known as the Community Design Review Area Regulations. The purpose of these regulations is to provide for the maintenance and enhancement of a Community's individual character and identity.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)

5754 DESIGNATED AREA.

An area that has been identified by the application of a community design review area designator shall be known as a designated area for the purposes of these regulations. Designated areas shall be subject to the Community Design Review Area regulations of Section 5750 through 5799 inclusive. In addition, property subject to the Village 1 (V1), Village 2 (V2), Village 3 (V3), Village 4 (V4), or Village 5 (V5) Zones in the community of Fallbrook shall be subject to these regulations and to the Fallbrook Design Guidelines.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

5756 SITE PLAN REQUIRED.

No building permit or discretionary approval pursuant to this ordinance shall be issued, nor shall any person construct or alter a building, structure, or parking area, nor shall any outdoor commercial or industrial use be established, on land subject to the Community Design Review Area Regulations until a Site Plan which conforms to the criteria established pursuant to these regulations has been submitted and approved in accordance with the Site Plan Review Procedure commencing at Section 7150. A Site Plan is not required for any of the following:

- a. Alterations to the interior of a structure which are not visible from the outside.
- b. Zone Reclassifications, subdivisions of land, or other discretionary approvals not involving the design of buildings or structures, except that subdivisions in the I-15 Scenic Corridor shall not be exempt.
- c. Electrical, gas or other utility improvements where no associated discretionary permits are required, provided that any visible portion of such improvement does not exceed 24 inches in any dimension. The Director may require the applicant to submit an affidavit stating that the proposed utility improvement will not serve a use other than those uses presently occurring legally on the site.
- d. Temporary improvements associated with construction activities authorized by building permit. Said improvements shall include, but not be limited to, trailers, fences, and signs which do not require discretionary approval by other applicable sections of The Zoning Ordinance.
- e. Signs exempt from The Zoning Ordinance pursuant to Section 6203.
- f. Temporary special purpose off premise signs pursuant to Section 6207.

5756

- g. Any use or development type which according to the applicable design guidelines is not subject to design review pursuant to the Community Design Review Area Regulations.
- h. A grading permit pursuant to the Grading Ordinance, except in the I-15 Scenic Corridor.
- i. The following types of projects which the Director determines comply with the applicable community design program objectives and design guidelines:
 - 1. New on-premise signs, except in the I-15 Corridor, if existing on-premise signs which are under the control of the person requesting the exemption are also in full compliance with applicable design guidelines. The Director may require sufficient evidence in the form of drawings, photographs and/or other graphic exhibits.
 - 2. Replacement, repair or minor modifications to exterior wall or roof finish materials on existing structures.
- j. Exterior alteration or new construction not otherwise exempt under this section, which is not visible from any street, excluding alleys, provided the total lot coverage is not increased to more than 75 percent of the net lot area. Eliminating said visibility through screening techniques such as landscape, walls, fences or grading shall not qualify such exterior alterations or new construction for this exemption. The Director shall determine if a project meets this exemption standard and may require any necessary information including drawings, photographs and/or other graphic exhibits.
- k. Small antennas (i.e., satellite earth station receiving antennas or similar antennas for video programming and television signals) exempted by Federal Communications Commission rules from local design review regulations. This exemption applies to antennas that are one meter (39 inches) or less in diameter or diagonal measurement. Such antennas mounted on masts exceeding 12 feet in height are not included in this exemption.

Any decision by the Director to exempt a project pursuant to this section shall be final.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)
(Amended by Ord. No. 7576 (N.S.) adopted 1-11-89)
(Amended by Ord. No. 8236 (N.S.) adopted 5-5-93)
(Amended by Ord. No. 8407 (N.S.) adopted 5-18-94)
(Amended by Ord. No. 8897 (N.S.) adopted 3-18-98)

5757 WAIVER OF SITE PLAN - COMMUNITY DESIGN REVIEW.

The Site Plan requirement of Section 5756 may be waived by the Director under either of the following circumstances:

1. The project will not result in any driveway intersecting with the frontage street if the building site has public vehicular access available from an alley or side street, except that an existing driveway may be retained in the following situations: (1) where a structure is involuntarily damaged or destroyed and is reconstructed, repaired, or rebuilt in accordance with The Zoning Ordinance, or (2) where an existing structure is expanded or renovated in accordance with The Zoning Ordinance. If the building site has no public vehicular access available from an alley or side street, any proposed driveway shall be of minimum permitted width and serve on-site parking and/or loading at the rear of the lot or at such other location as may be approved in accordance with these regulations and the applicable Design Guidelines Manual.
2. The number of spaces shall be determined in consideration of the parking generation characteristics of the proposed use and the physical limitations of the site. The number of spaces shall be as close as possible to the number which would be required if the Special Parking District did not exist, except that for buildings constructed pursuant to a building permit issued after June 17, 1994, the number of spaces shall not be reduced to less than 75 percent of the number which would be required if the Special Parking District did not exist.
3. Notwithstanding any other provision of this section, if a structure in a Special Parking District is damaged or destroyed, any nonconformity as to the applicable off-street parking for said structure may be resumed if the structure is reconstructed, repaired or rebuilt in accordance with the applicable Community Design Guidelines Manual and all other applicable requirements. See also Section 6867.

(Added by Ord. No. 8407 (N.S.) adopted 5-18-94)

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

5762 CONCURRENT REVIEW.

The Site Plan required by Section 5756 shall be submitted and reviewed concurrently with an application for a Tentative Map, Tentative Parcel Map, Major or Minor Use applications shall be referred to the appropriate design review board pursuant to Permit or Zone Reclassification. Site Plans and any concurrent Section 5764. The officer or body having jurisdiction over the concurrent application shall also have jurisdiction over the initial adoption of the related Site Plan.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)

5764

5764 REVIEW JURISDICTION.

Site Plans concerning property within a designated area shall be referred to the appropriate community design review board pursuant to Section 7157 or in areas where no such board exists, the Director may consider the input of the applicable community planning or sponsor group.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)
(Amended by Ord. No. 8236 (N.S.) adopted 5-5-93)
(Amended by Ord. No. 8712 (N.S.) adopted 8-6-96)

5766 TRANSMITTAL OF SITE PLANS FOR REVIEW.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)
(Repealed by Ord. No. 8236 (N.S.) adopted 5-5-93)

5798 COMMUNITY DESIGN REVIEW BOARD - ESTABLISHMENT, APPOINTMENT, AND DUTIES.

The establishment, appointment, and duties of the Community Design Review Boards shall be pursuant to Section 396.10 of the San Diego County Administrative Code.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)

5799 COMMUNITY DESIGN REVIEW AREAS.

- a. Applicability. The requirements of Section 5750 through 5799, inclusive, apply to the areas that are designated Design Review Areas (Special Area Designator "B"), and to that property within the community of Fallbrook to which the Village 1 (V1), Village 2 (V2), Village 3 (V3), Village 4 (V4), or Village 5 (V5) Zone has been applied. (see Section 8000)
- b. Design Criteria. Site Plans and concurrent applications shall conform to criteria set forth in the applicable Design Guidelines Manual approved by the Board of Supervisors.
- c. Design Review Boards. Site Plans concerning property within designated Design Review Areas shall be referred to the Community's Design Review Board for recommendation pursuant to Section 5766, if such a board exists for the area. The Design Review Board shall advise the Director as to the site plan's conformance with the Community's Design Guidelines Manual. The Review Board's evaluation shall be limited to the design guidelines set forth in the manual, and the Review Board shall cite the specific guideline(s) in instances where a project may be inconsistent with the adopted design manual. The Director may consider the input of the applicable planning or sponsor group in areas where no design review board exists.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)
(Amended by Ord. No. 8712 (N.S.) adopted 8-6-96)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

COASTAL RESOURCE PROTECTION REGULATIONS

5950 TITLE AND PURPOSE.

The provisions of Section 5950 through 5959, inclusive, shall be known as the Coastal Resource Protection Regulations. The purpose of these provisions is to protect and preserve sensitive resources within the California Coastal Zone and to assure that development, use, or alteration of land within major areas of environmental sensitivity, steep slopes, major drainage ways, and outstanding scenic quality is reviewed and approved in accordance with criteria, standards and limitations that will protect coastal resources.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

5952 APPLICATION OF THE COASTAL RESOURCE PROTECTION REGULATIONS.

The Coastal Resource Protection Regulations shall be applied to the areas identified in the Local Coastal Program Land Use Plan as Coastal Resource Protection Areas.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

5953 EXCEPTIONS.

The following uses and activities are exempt, except as otherwise specified, from the provisions of the Coastal Resource Protection Regulations.

- a. Cultivation of land for agricultural purposes that is currently under cultivation, or that is of less than 10% slope and has been impacted by cultivation within the past five years, provided that no such activity shall take place closer than 10 feet from the top or bottom edge of any slope of 25% grade or greater.
- b. Minor excavation or placement of soil materials, not otherwise requiring a grading permit, incidental to the planting of trees and shrubs or the construction of other landscape features, provided that such excavations or placement of soil materials does not in itself alter the general overall topographical configuration of the land and does not take place on slopes of 25% grade or greater.
- c. Minor excavations or placement of soil materials incidental to installation of minor structural features, and the installation of such features, which are customarily accessory to a permitted use and do not otherwise require a grading permit or building permit, provided such excavation, placement of soil materials, or construction does not in itself alter the general topographical configuration of the land and does not take place on slopes of 25% grade or greater.

5953

- d. Except for provisions of Section 5955, the construction of an individual single-family residence on an existing lot which contains no slope or portion of a slope that is more than 10 feet in height and has a grade of 25% or greater.
- e. Except for provisions of Section 5955, the construction of structures and establishment of uses customarily accessory to a legally existing principal use.
- f. Except for provisions of Section 5955, the construction of roads shown on the Circulation Element of the San Diego County General Plan.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

5955 COASTAL ACT PERMIT REQUIRED.

Except as otherwise specified in Section 5953, all uses and development activities are subject to the issuance of a Coastal Act Permit pursuant to the California Coastal Act of 1976.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

5956 PLANNED DEVELOPMENT REQUIRED.

Except as otherwise specified in Section 5953, development of property 10 acres or greater in size is subject to the approval of a major use permit for planned development pursuant to Sections 5800-5849 of this Zoning Ordinance.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

5957 DEVELOPMENT STANDARDS AND REVIEW CRITERIA.

In addition to applicable development standards and review criteria related to approval of a major use permit for planned development or the issuance of a Coastal Act Permit, the following standards and criteria shall apply to development subject to these regulations.

- a. Steep Slopes. No development, grading, planting, excavation, deposit of soil or other material, or removal of natural vegetation, except as may be necessary for fire safety or installation of utility lines, shall be permitted on steep natural slopes of 25% grade or greater. This standard may be modified only to the extent that its strict application would preclude the minimum reasonable use of a property, as defined herein; provided that such a modification is consistent with the other provisions of this section and that clustering, setback variances, and other appropriate techniques have been utilized to the maximum extent feasible in order to avoid or minimize alteration of such natural

ACCESSORY USE REGULATIONS

6150 TITLE AND PURPOSE.

The provisions of Section 6150 through 6199, inclusive, shall be known as the Accessory Use Regulations. The purpose of these provisions is to establish the relationship among the principal and accessory uses and the criteria for regulating accessory uses.

6152 ACCESSORY USES ENCOMPASSED BY PRINCIPAL USE.

In addition to the principal uses expressly included in the Use Regulations, each zone subject to such Use Regulations shall be deemed to include such accessory uses which are specifically identified by these Accessory Use Regulations; and such other accessory uses which are necessarily and customarily associated with, and are appropriate, incidental and subordinate to, such principal uses. When provided by these regulations, it shall be the responsibility of the Director to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the principal use, based on the Director's evaluation of the resemblance of the proposed accessory use to those uses specifically identified as accessory to the principal uses and the relationship between the proposed accessory use and the principal use. Such determinations which are made by the Director shall be subject to the Administrative Appeal Procedure commencing at Section 7200.

6154 ACCESSORY USES SUBJECT TO CONTROLS.

Accessory uses shall be controlled in the same manner as the principal uses within each zone, except as otherwise provided by these regulations.

6156 RESIDENTIAL AND AGRICULTURAL USE TYPES.

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Residential and Agricultural Use Types are permitted:

- a. Attached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses.
 1. On lots of less than one acre gross, the total area shall not exceed 1,000 square feet or 25% of the living area of the principal residence, whichever is greater. On lots of one acre gross or larger but less than 2 acres, the area shall not exceed 1500 square feet or 25% of the living area of the principal residence, whichever is greater. On lots of 2 acres or larger but less than 4 acres, the area shall not exceed 2000 square feet or 25% of the living area of the principal residence, whichever is greater. On lots of 4 acres or larger, the area shall not exceed 3000 square feet or 25% of the living area of the principal residence, whichever is greater.

2. If the portion of the structure in which the attached garage or carport is located is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as an integral part of the principal residence or approved habitable use such as an accessory apartment, guest living quarters or accessory living quarters.
 3. Additional area may be permitted by issuance of an Administrative Permit with notice to contiguous property owners pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6.
- b. Detached Poolhouses, Art or Music Studios, and Recreation Rooms. One detached poolhouse, art or music studio, or recreation room is permitted, provided the structure meets main building setbacks and is not designed for use as a guest living quarters or commercial use, unless permitted by the applicable requirements of the Use Regulations. Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted. The size of detached Poolhouses, Art or Music Studios, and Recreation Rooms shall be combined with the total allowable square footage of detached private garages and carports, storage buildings, workshops, hobby shops, and other similar non-habitable structures for purposes of size limitations specified in paragraph g below.
- c. Children's Playhouses, Patios, Porches, Gazebos, etc. Structures which are permitted to encroach into required yards per Section 4835 are limited to 12 feet in height.
- d. Radio and Television Receiving Antennas, Dish Antennas.
- e. Greenhouses. In the RR, A70 and A72, and S92 Use Regulations greenhouses are permitted without limitations. In all other Residential Use Regulations, and the S88 Use Regulations where residential uses occur, greenhouses are limited to 450 square feet unless a Minor Use Permit is approved to increase the size. Greenhouses proposed in the S88 Use Regulations shall conform to the requirements of any applicable Specific Plan.
- f. Silos, Windmills and Tank Houses.
- g. Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses (non business or non agricultural purposes). Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted. The combined area of all such structures, together with the structures authorized by paragraph b above, shall be limited as follows:
1. On lots of less than one acre gross, the combined area of all such structures shall not exceed 1,000 sq. ft. or 25% of the living area of the principal residence, whichever is greater.
 2. Provided a setback of least 25 feet from property lines is maintained:
 - i. On lots of one acre gross or larger but less than 2 acres, the combined area shall not exceed 1500 square feet or 25% of the living area of the principal residence, whichever is greater.
 - ii. On lots of 2 acres or larger but less than 4 acres, the combined area shall not exceed 2000 square feet or 25% of the living area of the principal residence, whichever is greater.

- iii. On lots of 4 acres or larger, the combined area shall not exceed 3000 square feet or 25% of the living area of the principal residence, whichever is greater.

Buildings not meeting this setback requirement are limited in size to 1000 square feet or 25 percent of the living area of the principal residence, whichever is greater.

- 3. Limited to one story not to exceed 12 feet maximum height. May have 2 stories and a height not exceeding 24 feet if the accessory structure meets the main building setbacks. If the structure is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as habitable space defined by Section 6156.b or other approved use such as a guest living quarters or accessory living quarters.
 - 4. Additional area, height and story may be permitted by issuance of an Administrative Permit with notice to contiguous property owners pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator.
- h. Barns and Agricultural Storage Buildings shall be limited as follows:
- 1. In zones subject to a Residential Use Regulation (except RR Use Regulations requiring 1 acre minimum), and in the S88 Use Regulations where residential uses occur, a maximum floor area of 450 square feet and one story not to exceed 12 feet in height. Such buildings proposed in the S88 Use Regulations shall conform to the requirements of any applicable Specific Plan.
- Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed 24 feet. When on same lot as a detached private garage, workshop and/or storage building, the combined area of all such structures shall not exceed 1,000 square feet or 25% of the living area of the principal residence, whichever is greater.
- 2. In zones subject to the RR Use Regulations (requiring one acre minimum), A70, A72, S87 and S92 Use Regulations, barns and agricultural storage buildings shall be limited in height to one story not to exceed 12 feet. Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed that permitted by Section 4620(e). A maximum floor area of 1000 square feet is permitted where the lot is less than one acre gross. A maximum floor area of 1500 square feet is permitted where the lot is one acre but less than 2 acres gross, and 2000 square feet is permitted where the lot is 2 to 4 acres gross. An additional 200 square feet of floor area is permitted for each acre over 4 acres up to a maximum of 5000 square feet.

3. Additional area, height and story may be permitted by issuance of an Administrative Permit, with notice to contiguous property owners pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator or Section 4620(e).
- i. Offices. Offices are permitted only in zones subject to the A70, A72, S87, S90, and S92 Use Regulations.
- j. Coops.
- k. Guest Living Quarters. In the A70, A72, RR, S87, S90 and S92 Use Regulations, one guest living quarters is permitted. Only one electric service drop and one electric meter to serve both the main dwelling and guest living quarters will be permitted. In the RS, RV, RU, RRO and S88 zones, one guest living quarters is permitted on a lot or building site not less than one-half acre in area. One guest living quarters may be permitted in the RS, RV, RU, RRO and S88 zones upon issuance of an Administrative Permit on a lot or building site which has an area of at least 10,000 square feet but less than one-half of an acre. Notice of guest living quarters Administrative Permit applications shall be given as provided in Section 7060(c). Guest living quarters are not permitted in other zones.
- l. Accessory Living Quarters. Accessory living quarters are permitted only as follows:
 1. In zones subject to the RR Use Regulations upon the approval of an Administrative Permit by the Director.
 2. This use type shall comply with density regulations.
 3. One accessory living quarters may be permitted only where a primary dwelling already exists or is authorized for construction by the same building permit.
 4. Accessory living quarters shall have a maximum floor area of 900 square feet or 25% of the living area of the primary dwelling, whichever is greater.
 5. Prior to issuance of a building permit for an accessory living quarters the owner shall submit a notarized recorded copy of an agreement between the owner and the County of San Diego on a form supplied by the Department of Planning and Land Use. Said agreement shall state that the owner understands and declares that the accessory living quarters are for the sole use of persons employed on the premises and will not be rented or otherwise used as a separate dwelling. The agreement shall also include provisions stating that the owner consents to inspection of the premises by the codes enforcement officer in order to verify the terms of the agreement.

- m. Home Occupations. Home occupations, including in-home offices, shall be permitted in compliance with the following conditions:
1. There shall be no exterior evidence of the conduct of a home occupation.
 2. A home occupation shall be conducted entirely within a dwelling, or an attached garage.
 3. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit shall be prohibited.
 4. The residents of the dwelling unit, and no more than one non-resident employee, may be engaged in the home occupation.
 5. Limited indoor storage of goods or supplies (125 cubic feet maximum) may take place within no more than one room of the dwelling and/or in the attached garage (provided required parking on-site is maintained and properly located).
 6. There shall be no on-premise sale of goods. Occasional transport of goods from the premises for off-site sale may occur. Internet sales are not considered on-premise sale of goods.
 7. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
 8. There shall be no signs identifying or advertising the home occupation other than those permitted by Section 6252(d) of this ordinance.
 9. The required residential off-street parking shall be maintained.
 10. A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the zone in which it is located.
- n. Dog and Cat Keeping. The keeping of dogs and cats, but not including kennels.
- o. Day Care/Boarding. Day care, or boarding for 6 or fewer individuals, provided that no such day care or boarding facility may be owned, operated, managed, or leased by any person, as defined by these regulations, within one mile of any other such facility owned, operated, managed, or leased by the same person.

- p. **Family Care Homes.** A family care home, provided that no family care home (other than a foster family home or a residential care facility for the elderly as referenced in Section 1520.5(f) of the California Health and Safety Code) may be operated within 300 feet of any other such home, family care institution or group care facility.
- q. **Roadside Sales of Agricultural Products.** Operation of a stand, not to exceed an area of 300 square feet, for the display and sale, by the property owner or tenant, of agricultural products produced on the premises. Agricultural products produced on other premises owned or leased by the same property owner or tenant may be displayed and sold from said stand. Incidental sale of items related to the sale or use of agricultural products (not to exceed 10% of the stand area), including horticultural products, may also take place provided any applicable health regulations are complied with. Said stand shall be located not nearer than 15 feet from any street or highway, and such stands shall be permitted only in those zones governed by the A70, A72, S87, S90 and S92 Use Regulations and by the RR Use Regulations on lots one acre or larger.
- r. **Wild Animal Keeping.** The keeping of not more than one wild animal kept and maintained in conformance with State and local requirements.
- s. **Earthworms.** The raising of earthworms provided that:
 - 1. No sales are advertised or made on the premises unless permitted by the use regulations.
 - 2. Odors and/or fly-breeding are not greater than customarily found at a well-maintained residence.
- t. **Retail Sales of Stable Gear.** The retail sale of stable gear, provided that such sales are incidental and subordinate to the use of conforming public stables or equestrian facilities on the premises, and there is no exterior advertising of the accessory use. No such accessory use shall occupy more than 10 percent (10%) or not to exceed 1,000 square feet, whichever is less, of the total floor area of enclosed buildings permitted by right and devoted to such public stable or equestrian facility. Where such public stables or equestrian facilities are permitted by use permit, the total floor area of the accessory use shall be regulated by such permit.
- u. **Farm Employee Housing.** In the RR, A70, A72, S87, S88, S90, and S92 Use Regulations, farm employee housing is a permitted accessory use to agricultural operations on the same parcel on which the housing is located upon issuance of an Administrative Permit by the Director, provided that:

2. Off-street parking shall be provided pursuant to the parking regulations in Section 6750, except that accessory apartment parking may be permitted in the front or exterior side yard. Garage conversions are prohibited unless replacement covered off-street parking is provided concurrently.
3. Dwellings modified in conjunction with an accessory apartment shall, on sides adjacent to streets, retain the appearance of a single detached dwelling.
4. Accessory apartments shall not be permitted on a lot or parcel having guest living quarters or accessory living quarters. (Conversion of such quarters into an accessory apartment is permitted provided all zoning and structural requirements are met.)
5. Notice of accessory apartment applications shall be given as provided in Section 7060(c).
6. One of the dwelling units shall be occupied by the property owner. The dwelling unit not occupied by the owner shall only be occupied by person(s) that qualify as elderly, handicapped, or immediate family members.
7. Separate sale or ownership of accessory apartment from the primary dwelling on a lot or parcel is prohibited.
8. On a form provided by the Department of Planning and Land Use the owner shall file with the application a signed affidavit agreeing to accessory apartment occupancy requirements. The affidavit shall include provisions stating that 1) the owner consents to inspection of the premises by the codes enforcement officer in order to verify occupancy and 2) that the owner shall furnish a new affidavit to said officer upon request.
9. Prior to issuance of a building permit for an accessory apartment the owner shall submit a notarized recorded copy of an agreement between the owner and the County of San Diego on a form supplied by the Department of Planning and Land Use. Said agreement shall be filed with and become a permanent part of the Administrative Permit which granted the Accessory Apartment.
10. On a form provided by the Department of Planning and Land Use, subsequent owners shall be required to file an affidavit to establish eligibility before occupying the accessory apartment on said property.

- x. Second Dwelling Units. In zones where the Family Residential use type is allowed by right, a second dwelling unit is permitted on a lot containing an existing single family detached residence, or to be constructed concurrently with a primary single family detached residence, provided the following requirements are complied with:
1. The second dwelling unit shall either be attached to the primary unit, wholly or partially integrated into the primary unit, or detached from the primary unit. The second unit may be attached to another permitted accessory building, except for those accessory units or other accessory buildings specified in paragraph 4, 5 or 6 below.
 2. Applicable requirements of the building and other codes and of The Zoning Ordinance shall apply to second dwelling units. No Variances shall be granted in order to provide for the second unit.
 3. A lot shall contain at least the minimum net area as required by the applicable zoning to qualify for a second dwelling; however, no second dwelling unit shall be permitted on a lot with a net area of less than 20,000 square feet, except pursuant to paragraph 12 below.

However, if the lot proposed for a second dwelling is groundwater dependent the minimum size must be twice that required by the residential density controls of Section 67.722 A.1. of the County Groundwater Ordinance (Ord. 7994 N.S.) unless an exception is granted pursuant to Section 67.750 of that Ordinance.

4. Second dwelling units shall not be permitted on a lot or parcel with a guest living quarter, accessory living quarter, or accessory apartment. Conversion of such quarters into a second dwelling unit is permitted provided all applicable zoning and other code requirements are met, and subject to the following procedures:
 - i. Application for modification of the Administrative Permit or Minor Use Permit that authorized the accessory unit proposed for conversion to a second dwelling unit and application for any other applicable permits; or
 - ii. If no Administrative or Minor Use Permit was required to authorize the accessory unit proposed for conversion (Guest Living Quarters in certain use regulations), by application for a building permit and any other applicable permits; or
 - iii. If the accessory unit proposed for conversion was established illegally, by application pursuant to this subsection "4" as if a new second dwelling unit was being proposed.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 5912 (N.S.) adopted 10-22-80)
 (Added by Ord. No. 5935 (N.S.) adopted 11-19-80)
 (Amended by Ord. No. 5676 (N.S.) adopted 12-19-80)
 (Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
 (Amended by Ord. No. 6151 (N.S.) adopted & effective 8-25-81 - Urgency Ordinance)
 (Amended by Ord. No. 6188 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 (Amended by Ord. No. 6284 (N.S.) adopted 5-5-82)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6586 (N.S.) adopted 5-18-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
 (Amended by Ord. No. 6857 (N.S.) adopted 10-10-84. Opr. 1-1-85)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 6983 (N.S.) adopted 7-03-85)
 (Amended by Ord. No. 7048 (N.S.) adopted 10-09-85)
 (Amended by Ord. No. 7110 (N.S.) adopted 4-02-86)
 (Amended by Ord. No. 7117 (N.S.) adopted 4-23-86)
 (Amended by Ord. No. 7160 (N.S.) adopted 6-18-86)
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
 (Amended by Ord. No. 7306 (N.S.) adopted 5-20-87)
 (Amended by Ord. No. 7363 (N.S.) adopted 8-19-87)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7515 (N.S.) adopted 7-13-88)
 (Amended by Ord. No. 7576 (N.S.) adopted 1-11-89)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 7743 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
 (Amended by Ord. No. 7790 (N.S.) adopted 08-01-90. This ordinance will expire on August 31, 1993, unless extended in connection with GPA 93-02)
 (Amended by Ord. No. 7817 (N.S.) adopted 9-26-90)
 (Amended by Ord. No. 8050 (N.S.) adopted 4-8-92)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8086 (N.S.) adopted 6-16-92)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
 (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
 (Amended by Ord. No. 8409 (N.S.) adopted 6-1-94)
 (Amended by Ord. No. 8502 (N.S.) adopted 3-1-95)
 (Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
 (Amended by Ord. No. 8599 (N.S.) adopted 10-11-95)
 (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)
 (Amended by Ord. No. 8805 (N.S.) adopted 6-4-97)
 (Amended by Ord. No. 8897 (N.S.) adopted 3-18-98)
 (Amended by Ord. No. 9156 (N.S.) adopted 6-14-00)
 (Amended by Ord. No. 9377 (N.S.) adopted 8-8-01)
 (Amended by Ord. No. 9470 (N.S.) adopted 6-12-02)
 (Amended by Ord. No. 9569 (N.S.) adopted 7-9-03)
 (Amended by Ord. No. 9596 (N.S.) adopted 9-17-03)
 (Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

6158 CIVIC, COMMERCIAL, INDUSTRIAL, OR EXTRACTIVE USE TYPES.

Accessory structures and uses necessarily and customarily associated with, and appropriate, incidental and subordinate to the principal civic, commercial, industrial or extractive uses shall be permitted where the principal civic, commercial, industrial or extractive uses are permitted. As provided for in Section 6152, the Director shall determine whether proposed accessory uses and structures conform to the Accessory Use Regulations, and said determinations are subject to appeal pursuant to the Administrative Appeal Procedure commencing at Section 7200.

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Civic, Commercial, Industrial, or Extractive Use Types are permitted:

a. Outdoor Café Seating and Sidewalk Cafés.

1. Outdoor Café Seating. Outdoor café seating accessory to the Eating and Drinking Establishments use type is permitted in the C32, C34, C35, C36, M50 and M52 use regulations, and outdoor café seating accessory to the Food and Beverage Retail Sales use type is permitted in the C32, C34, C35, C36 and M50 use regulations, subject to the following conditions:
 - i. The outdoor seating area shall be limited in size as follows:
 - (a) In Eating and Drinking Establishments to no more than 200 square feet or 25 percent of the establishment's indoor floor area, whichever is greater.
 - (b) In Food and Beverage Retail Sales uses (e.g., bakeries, markets, etc.) to no more than 25 percent of the establishment's indoor floor area or 1000 square feet, whichever is less. However, any such Food and Beverage Retail Sales use that otherwise qualifies under Section 6158 a.1. may have an outdoor seating area of 200 square feet.
 - ii. The outdoor seating area shall be located at least 50 feet from areas zoned with the RS, RR, RMH, or A70 use regulations.
 - iii. Required zone setbacks shall be observed. Required parking and parking lot landscaping shall be provided for the outdoor seating area.
 - iv. The outdoor seating area shall not be used as an entertainment area. Sound amplification devices shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with the County Noise Ordinance. Any outdoor lighting shall comply with Section 6324 of The Zoning Ordinance.
 - v. If the seating area is proposed within the public right-of-way, then the requirements of Section 6158a.2. below shall also be met.
 - vi. When located in an area subject to the Community Design Review Area Regulations, or other applicable special area regulations, the Site Plan review and all other requirements of those regulations shall apply to outdoor café seating.

6207 SPECIAL PURPOSE OFF-PREMISE SIGNS.

Special purpose off-premise signs may be constructed, placed and maintained in any location in accordance with the following regulations:

a. General Standards Applicable to Special Purpose Off-Premise Signs.

1. Spacing. Signs shall be located no closer than 300 feet from any other off-premise sign; said distance to be measured on a direct line between signs on the same street and measured along right-of-way lines for signs on intersecting streets.
2. Setbacks. No portion of any sign shall extend beyond private property lines into the street right-of-way.
3. Prohibitions. Signs are prohibited in any zone subject to Scenic Area Regulations or Historic/Archaeological Landmark and District Area Regulations, except scenic or historic site directional signs or community identification signs subject to Site Plan review.
4. Building Permits. Building permits shall be obtained for sign construction pursuant to the County Building Code.

b. Special Purpose Off-Premise Sign Types.

1. Temporary Real Estate Directional Signs.

Off-premise signs providing direction to new residential, commercial or industrial development are allowed if the following requirements are met:

- i. Size. Signs located within the California Coastal Zone and all Residential Zones shall be limited to 16 square feet. The maximum size in all other areas/zones shall be 32 square feet.
- ii. Height. Signs shall not exceed the following heights:
 - 0 to 16 square feet = 8 feet
 - 17 to 32 square feet = 12 feet
- iii. Location. Signs shall not be permitted upon, projected over, or supported in whole or in part, by or painted onto, any portion of a building; or situated on or attached in any manner to a wall or fence.
- iv. Grouping. Not more than two temporary real estate directional signs may be permitted on a lot or parcel, each relating to a different development. Each sign shall have an area of 32 square feet or less, and shall be grouped so as to present a unified appearance (i.e., uniform height and configuration). No signs shall be less than five feet apart. No sign in such group shall be located within 300 feet of any other off-premise sign that is not part of the group, said distance to be measured in the manner specified in Section 6207(b)5.
- v. Number of Signs. The maximum number of signs shall be limited to 4 for each development.

- vi. Distance from Development. Signs shall not be located more than three air miles from the advertised development within the Coastal Zone and 5 miles in all other unincorporated areas. Signs located within the Coastal Zone may only advertise developments within the Coastal Zone.
- vii. Construction. Double-faced signs shall be so constructed that the area and perimeter of both faces coincide and are back to back in parallel planes at a distance not to exceed 24 inches apart.
- viii. Sign Copy. Copy shall be limited to name of the development and the developer; size, type, address, telephone number and price range of properties being offered and directional information.
- ix. Lighting. Signs shall not be illuminated.
- x. Appearance and Maintenance. Signs shall be maintained as required to assure a well-kept appearance free from graffiti and cracking or peeling paint. The back of single faced signs visible from adjacent property or a public road shall be solid painted or stained in subdued colors or shall be screened from view.
- xi. Movement. No sign shall move or rotate, nor display any moving and/or rotating parts. Wind propellers and other noise creating devices shall not be permitted.
- xii. Time Limit. Temporary Real Estate Directional Signs are allowed for a period not to exceed 2 years.

2. Community Identification Signs. Community Identification Signs are permitted to identify a community, its civic, fraternal, and religious organizations, and its community slogan or motto, if the following requirements are met:

- i. Number and Location. Not more than one sign may be located along any principal approach route to a community.
- ii. Area and Height. Each sign may be single-faced or double-faced with no face to exceed an area of 100 square feet. No sign shall exceed a height of 20 feet.
- iii. The applicable community or sponsor group shall review the location to ensure that it is placed at the entrance of the community.
- iv. Site Plan. Obtain any required Site Plan or waiver of Site Plan.

No commercial advertising messages, including business or corporate names, shall be allowed on Community Identification Signs.

3. Directional Signs. Upon issuance of an Encroachment Permit, signs may be authorized in public rights of way for traffic safety purposes to identify and provide directional information to facilities generating large numbers of vehicles or destinations for emergency vehicles in accordance with Board of Supervisors Policy J-5 and Section 4-04.13 of the CalTrans Traffic Manual.

4. Temporary Open House Directional Signs. Temporary Open House Directional Signs are off-premise signs providing directions to an existing individual dwelling that is offered for resale. Such signs are permitted if the following conditions are met:
 - i. Display shall be limited to daylight hours, after which time the signs shall be removed.
 - ii. Placement shall be only on private property, not in public road rights-of-way, and shall be subject to the property owner's permission.
 - iii. Signs shall be limited to no larger than four square feet in area.
 - iv. No more than one such sign shall be placed on any parcel, except for corner lots which may have one such sign on each street frontage.
 - v. Sign copy shall state "Open House" and, in addition shall be limited to the name and phone number of the person and/or agency offering the property for sale, the address of or direction to the property, and a directional arrow.
 - vi. Signs must be related to an individual dwelling that is offered for resale only.
5. Commercial or Industrial Center Identification Signs. Upon issuance of an Administrative Permit, freestanding or monument signs may be authorized to identify a multi-tenant commercial or industrial center, and/or its tenants which are on more than one contiguous lot or parcel. If the sign is proposed in an area having zoning that requires Site Plan review of such signs, then no Administrative Permit is required. The following requirements shall be met:
 - i. Location. Commercial or Industrial Center Identification Signs may be located within the boundaries of a commercial or industrial center that can visually and functionally be identified as a unified development.
 - ii. Number, Area, Height and other standards. Commercial or Industrial Center Identification Signs may be substituted for on-premise signs normally permitted by Section 6263, provided they comply with the sign standards that would apply to such on-premise signs.
 - ii. Site Plan. Obtain any required Site Plan, or waiver of Site Plan.

6207

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6389 (N.S.) adopted 7-7-82)
(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)
(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6864 (N.S.) adopted 11-07-84)
(Amended by Ord. No. 7169 (N.S.) adopted 7-09-86)
(Amended by Ord. No. 7658 (N.S.) adopted 08-02-89)
(Amended by Ord. No. 8028 (N.S.) adopted 1-15-92)
(Amended by Ord. No. 8114 (N.S.) adopted 7-29-92)
(Amended by Ord. No. 8555 (N.S.) adopted 7-14-95)
(Amended by Ord. No. 8962 (N.S.) adopted 9-23-98)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)
(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

6208 **ADMINISTRATIVE PERMIT APPLICATION.**

An Administrative Permit may be issued as provided by the Procedure at Section 7050 and pursuant to these regulations. The application for an Administrative Permit shall include the written consent of the owner, lessee, or other person having legal possession of the property upon which a sign is to be situated and shall be accompanied by the fee fixed pursuant to Section 7602.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)
(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)
(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

6211 BUILDING PERMIT REQUIRED.

Issuance of Administrative Permits does not eliminate the need for obtaining a building permit pursuant to the Uniform Building Code.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)
 (Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

6212 ISSUANCE OR DENIAL

The Director of Planning or whomever is charged with permitting a particular sign shall, within sixty (60) days of the filing of a complete permit application, approve and issue the permit if the standards and requirements of this part have been met, unless the time is mutually extended by the parties. No action by the Director within 60 days shall constitute a denial.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)
 (Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)
 (Amended by Ord. No. 6691 (N.S.) adopted 7-09-86)
 (Amended by Ord. No. 7169 (N.S.) adopted 7-09-86)
 (Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

6214 NONCONFORMING SIGNS - ABATEMENT SCHEDULE.

Notwithstanding the Nonconformity Regulations commencing at Section 6850 every sign that does not conform to these regulations shall be deemed to be nonconforming and shall be removed, or altered to conform with these regulations as follows:

- a. **Illegal/Abandoned Signs.** Illegal and/or abandoned signs shall be removed or brought into conformance immediately.
- b. **Signs in residential and agricultural zones.** Nonconforming signs located on property subject to Residential Use Regulations or Agricultural Use Regulations shall be removed without compensation in accordance with Section 5412.1 and 5412.3, respectively, of the California Business and Professions Code.

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)
 (Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)
 (Amended by Ord. No. 7169 (N.S.) adopted 7-09-86)
 (Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

3. Rear or Interior Side Yards. Permitted up to a maximum height of 72 inches.
- c. Tennis Court Fencing and Lighting. Tennis court fencing and lighting standards exceeding the height otherwise allowed by this Section, but not greater than twenty (20) feet in height, may be permitted on lots of one (1) gross acre or larger in size upon granting an exception in accordance with Section 6708h.
 - d. Gates and Gate Entry Structures on Individual Lots or Building Sites. Gates, not exceeding 12 feet in height, and gate entry structures on individual lots or building sites are permitted. Gate entry structures on individual lots or building sites shall meet the criteria shown below. An exception to these criteria may be granted in accordance with Section 6708h.
 1. Main Building Area. Permitted up to the maximum height applicable to the main building.
 2. Front, Rear, Interior or Exterior Side Yard. Permitted, provided no higher than 12 feet and located a minimum of 10 feet from the nearest edge of any public road right-of-way or private road easement which intersects the access to the gate entry structure. Support elements designed as entry structures on either side of a fence opening that provides vehicular access may extend a horizontal distance of not more than 15 feet on both sides of the opening and may not exceed 12 feet in height for more than a distance of 6 feet on either side of the opening. Such entry structures may incorporate a gate house not exceeding 12 feet in height, but may not bridge the entryway unless an exception is granted in accordance with Section 6708h.
 3. For Fire Protection Access, gate entry structures shall provide a minimum vertical clearance of 13 feet, 6 inches for vehicles. (Note: The County Fire Code and Local Fire District Ordinances regulate entry gates or other obstructions across fire access roadways and driveways. Gate entry structures fall under the County Fire Code and must be reviewed by the appropriate Fire Agency.)
 - e. Gates and Gate Entry Structures Across Private Road Easements. Gates not exceeding 12 feet in height, and gate entry structures across private road easements are permitted. Gate entry structures on private road easements shall meet the criteria shown below. An exception to these criteria may be granted in accordance with Section 6708h.
 1. Gate entry structures shall not exceed a height of 12 feet; and
 2. Gate entry structures shall be located at least 50 feet from any road right-of-way or road easement which intersects the gated access; and
 3. Gate entry structures shall not extend a horizontal distance of more than 15 feet on either side of the gate opening and may not exceed 12 feet in height for more than a distance of 6 feet on either side of the opening.

4. For Fire Protection Access, gate entry structures shall provide a minimum vertical clearance of 13 feet, 6 inches for vehicles. (Note: The County Fire Code and Local Fire District Ordinances regulate entry gates or other obstructions across fire access roadways and driveways. Gate entry structures fall under the County Fire Code and must be reviewed by the appropriate Fire Agency.)
- f. Lighting. Lights and/or decorative fixtures may be placed on the top of pilasters or fence posts on both sides of each entry, at property corners, and elsewhere along a fence or wall spaced a minimum of 40 feet apart. Such fixtures may extend 12 inches above the top of the supporting post or they may extend up to a height equal to the width of a supporting pilaster (or post), to a maximum of 24 inches, whichever is greater. Such lighting shall conform to the provisions of subsections a., b. and c. of Section 6324 (LIGHTING PERMITTED IN REQUIRED YARDS). Exceptions to these criteria may be granted in accordance with Section 6708h.
- g. Fences and Walls Which Confine Animals. The location of fences and walls which confine animals shall conform to the Animal Regulations commencing at Section 3000.
- h. Exceptions.
 1. Fences, Walls and Gate Entry Structures on Individual Lots. The Director may approve an administrative permit granting an exception to the applicable criteria otherwise specified in this Section for fences (including tennis court fences and light standards), walls and gate entry structures on individual lots. The Administrative Permit Procedure at Section 7050 through Section 7099 shall apply. Notice of the administrative permit application shall be given to all property owners within a distance of 300 feet from the applicant's property. The Director may approve said administrative permit provided the following findings are made:
 - i. The structure will be compatible with the community character and will not have a harmful effect upon the neighborhood; and
 - ii. The structure will not interfere with traffic circulation, create a safety hazard or obstruct future road widening.
 2. Gate Entry Structures and Gate Houses on Private Easements. The Director may approve an administrative permit granting an exception to the applicable criteria otherwise specified in this Section for gate entry structures and gate houses on a private easement. The applicant shall provide notice materials in accordance with Section 7060c. in order to notify all property owners having legal access to the easement upon which the gate entry structure or gate house will be located. The Director may approve said administrative permit provided the following findings are made:
 - i. The structure will be compatible with the community character and will not have a harmful effect upon the neighborhood; and

- ii. The structure will not be detrimental to surrounding properties or improvements.
 - 3. Lighting. The Director may approve an administrative permit granting an exception to the applicable criteria otherwise specified in this Section for lighting provided a finding is made that said lighting will be compatible with the community character and will not have a harmful effect upon the neighborhood.
 - i. Administrative Exceptions for Additional Fence or Wall Height. An administrative exception for fence heights up to 7 feet 6 inches in interior side yard setbacks or in rear yard setbacks not abutting a street, private thoroughfare, or alley, may be granted provided the following requirements are met:
 - 1. Written consent is obtained for the proposed additional fence height, and submitted to the Department (on a form satisfactory to the Department), from all owners of contiguous property (including owners of parcels or lots across any street or alley from the site proposed for fencing).
 - 2. An application form shall be submitted and a processing/record-keeping fee shall be collected at the time an administrative exception for additional fence height is requested, pursuant to the fee referenced in Section 7602.
- Any decision by the Director pursuant to this section shall be final.
- j. Open Fences With Razor Wire or Barbed Wire at Top - Calculation of Fence Height. Where open fences 72 inches in height or greater are permitted, razor wire and barbed wire attached to support elements extending from the top of an open fence at an angle from the vertical are permitted except where said razor wire and barbed wire are not permitted in Subsection b.2. of this Section. The portion of the fence consisting of razor wire or barbed wire attached to support elements extending from the top of an open fence at an angle from the vertical, shall not be used in calculating the height of such a fence provided the vertical height of said razor wire and/or barbed wire shall not exceed 2 feet.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
 (Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7576 (N.S.) adopted 1-11-89)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
 (Amended by Ord. No. 8246 (N.S.) adopted 5-19-93)
 (Amended by Ord. No. 8425 (N.S.) adopted 7-13-94)
 (Amended by Ord. No. 8599 (N.S.) adopted 10-11-95)
 (Amended by Ord. No. 9676 (N.S.) adopted 9-22-04)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

6712 STANDARDS APPLICABLE TO REQUIRED LANDSCAPING.

All landscaping required by these regulations shall meet the following standards and the requirements set forth in a Water Conservation and Landscape Design Manual prepared by the Director and approved by the Board of Supervisors:

- a. **Materials for Landscaping.** Landscaping shall include the planting and maintenance of some combination of trees, ground cover, shrubs, vines, flowers, or turf varieties with the plant materials consisting of native species and/or drought resistant plant materials. Nothing in this ordinance shall be construed as to require or limit the amount of specific tree, shrub, vine or ground cover species at any time. In addition, when appropriate for the site and intended use, the landscaping may include natural features such as rock and stone, non-drought-resistant plant materials, and structural features including but not limited to fountains, reflecting pools, art work, screens, walls and fences.
- b. **Timing and Maintenance.** All required plantings shall be in place prior to use or occupancy of new buildings or structures. All required plantings shall be maintained in good growing condition, and whenever necessary, shall be replaced with similar plant materials to ensure continued compliance with applicable landscaping, buffering, and screening requirements. All landscaping shall be properly maintained and irrigation systems shall be maintained in good working order.
- c. **Prescribed Heights.** When plant materials are used to satisfy screening requirements, planting shall be spaced to ensure 100 percent screening within two years of installation. All landscaping shall be properly maintained and irrigation systems shall be maintained in good working order.
- d. **Water Conservation and Landscape Design Manual.** The design, dimensions, preparation, construction, piping specifications, planting, and irrigation of landscaped spaces, and/or hardscape spaces shall conform to the requirements of the Water Conservation and Landscape Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a determination that the waiver or modification is consistent with the purpose and intent of the Water Conservation and Landscape Design Manual and this section. In case of conflict between the landscaping requirements of the Offstreet Parking Design Manual and Water Conservation and Landscape Design Manual, the requirements of the Water Conservation and Landscape Design Manual

Gasoline Sales (providing that the use complies with Section 2980 -
Limitation I2)

Retail Sales: Specialty (flower kiosks only)

- d. Exception for Recycling Collection Facility. The Recycling Collection Facility, Small and Large use types are exempt from the enclosure regulations
- e. Exception for the Fallbrook Village Zones. The enclosure regulations and the exceptions to the enclosure regulations are specified in the Site Development Regulations for each Fallbrook Village Zone.
- f. Open storage of boats and / or recreational vehicles may be permitted as an accessory use in connection with issuance of a major use permit for a Mini-warehouse.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5549 (N.S.) adopted 6-29-79)
 (Amended by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)
 (Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
 (Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
 (Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)
 (Amended by Ord. No. 9260 (N.S.) adopted 12-10-03)
 (Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

6816

6816 ENCLOSURE MATRIX.

The enclosures which are permitted, permitted subject to a Minor Use Permit, permitted subject to a Major Use Permit, permitted subject to an Administrative Permit, and permitted subject to a Site Plan are set forth in the Enclosure Matrix. This matrix and Limitations 8, 9 and 12 of Section 2980 are incorporated into this Section and all references to this Section shall include references to them.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5809 (N.S.) adopted 6-18-80)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)

(ENCLOSURE MATRIX)

(Last amended by Ord. No. 7740 (N.S.) adopted 3-28-90.

6906 REQUIREMENTS FOR FARM LABOR CAMPS.

- a. For any application for a Minor Use Permit for a farm labor camp which is subject to the waiver of fees pursuant to Section 7602.d.5, prior to the approval of the Minor Use Permit the property owner shall enter into a contract with the County agreeing to specific rental terms and conditions which make low cost housing available to farm employees and will allow for periodic inspections of the housing by County employees. The form of the contract shall have been approved by the Board of Supervisors.
- b. Farm labor camp housing shall be removed or converted to another permitted use within 30 days of such time as the housing ceases to be occupied exclusively by farm employees and their families.
- c. For any application for a Minor Use Permit for a farm labor camp which is subject to the waiver of fees pursuant to Section 7602 d.7, prior to the submittal of the Minor Use Permit application the property owner shall enter into a contract with the County agreeing to specific rental terms and conditions which make low cost housing available to farm employees and will allow for periodic inspections of the housing by County employees. The form of the contract shall have been approved by the Board of Supervisors.
- d. Prior to submitting an application for a building permit for a farm labor camp project for which a Minor Use Permit is not required under Section 17021.5 or Section 17021.6 of the California Health and Safety Code, and for which a fee waiver is applied for under Section 51.0304(p)(2) of the San Diego County Code, the property owner shall enter into a contract with the County agreeing to specific rental terms and conditions which make low cost housing available to farm employees and will allow for periodic inspections of the housing by County employees. The form of the contract shall have been approved by the Board of Supervisors.

(Added by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7790 (N.S.) adopted 08-01-90. This ordinance will expire on August 31, 1993, unless extended in connection with GPA 93-02)

(Amended by Ord. No. 8086 (N.S.) adopted 6-16-92)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

6907 CREMATORIIUMS.

Crematoriums shall comply with the following provisions:

- a. Separation Requirement. In any zone where the Funeral and Interment Services: Cremating use type is permitted, or within any cemetery, no use permit for a crematorium use shall be approved if said use is within 650 feet of:
 - 1. Any lot or parcel upon which one or more residences are the primary use at the time of initial application for the use permit for a crematorium,
 - 2. Any residential use regulations, or
 - 3. Any school or public playground, park or recreational area.

This 650 foot distance, without regard to intervening structures, shall be measured as a straight line from the closest exterior structural wall of a crematorium to the closest property line of a residence which is a primary use, area zoned with residential use regulations, or school, public playground, park or recreational area. A Variance may be granted from this separation requirement pursuant to the Variance Procedure commencing at Section 7100.

This separation requirement shall not apply to a subsequent application for modification of a previously approved and still valid crematorium use permit, unless said modification would enlarge the outside dimensions of the building(s) and/or structures housing the crematory operation.

Application of this separation requirement shall be at the discretion of the approving authority when rendering a decision on a Major Use Permit for a crematorium, the building permit application for which was on file with the County prior to the effective date of this Section.

- b. Exception to Section 1019. Notwithstanding Section 1019, no application for a building permit for a Funeral and Interment Services: Cremating use type shall be accepted or approved where the proposed use or facility would violate Section 2545(b) or Section 2585(b).

(Added by Ord. No. 8318 (N.S.) adopted 10-27-93)

6908 COLUMBARIA

Additional Standards for Columbaria. Before any Major Use Permit or Minor Use Permit for a Columbarium may be granted or modified, in addition to the findings required by Section 7358, it shall be found that the Columbarium will be located upon land owned in fee interest by the operator of the associated Religious Assembly Use Type.

(Added by Ord. No. 9151 (N.S.) adopted 5-10-00)

6909 MINI-WAREHOUSES.

All Mini-Warehouses shall comply with the following provisions:

- a. Commercial Uses Not Allowed. Incidental uses in a mini-warehouse may include the repair and maintenance of stored materials by the tenant but in no case may storage spaces in a mini-warehouse facility function as an independent retail, wholesale, business or service use.
- b. Size and Uses. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 400 square feet and shall not be used for workshops, hobbyshops, manufacturing or similar uses and human occupancy of said spaces shall be limited to that required to transport, arrange, and maintain stored materials.
- c. Driveways. Driveways between mini-warehouse buildings on the same site shall have a minimum width of 24 feet to accommodate the temporary parking of vehicles during loading and unloading operations.

- d. Mini-Warehouses in Residential Areas. In areas where mini-warehouses are permitted upon issuance of a Major Use Permit under the residential use regulations, they may only be located on relatively flat parcels of land of not less than 1 acre and not greater than 5 acres where any portion of such parcels are on the periphery of residential areas impacted by noise levels from adjacent roads in excess of 60 CNEL.
- e. Enclosure Regulations. The Enclosure Regulations to the contrary notwithstanding, open storage of boats and/or recreational vehicles, may be permitted as an accessory use in connection with a major use permit for a mini-warehouse.

(Added by Ord. No. 9935 (N.S.) adopted 4-23-08)

6920 COTTAGE INDUSTRIES.

- a. Purpose and Intent. The purpose and intent of this Section is to provide a means for establishing certain limited commercial and industrial uses to provide products and services to rural areas which are not currently zoned commercial or industrial but would benefit from the application of such limited commercial and industrial uses. Furthermore, it is intended that these limited commercial and industrial uses be used in conjunction with a dwelling and that said uses, although more extensive than home occupations, do not significantly alter or disturb the residential or rural nature of the premises or the surrounding community.
- b. Permit.
 - 1. Cottage Industries are only permitted in the A70, A72, S87, S90 and S92 Use Regulations, and in the RR Use Regulations on parcels of four acres gross or larger, upon issuance of a Minor Use Permit.
 - 2. A Minor Use Permit for a Cottage Industry shall be granted for seven years, unless the Director determines that a shorter period is more appropriate to insure conformance with the intent and standards of this section or other applicable requirements. Any person holding an unexpired Minor Use Permit for a cottage industry may apply for a modification pursuant to Section 7378 to extend its expiration date. The expiration date of any unexpired Minor Use Permit for a cottage industry which was granted prior to September 13, 1991 shall, however, be automatically extended by operation of Ordinance No. 7964 (N.S.) to September 13, 1998.
 - 3. The Director, in acting on an unexpired Minor Use Permit for a cottage industry which was granted prior to September 13, 1991, shall not apply the 1,000 square foot maximum floor area standard specified in Section 6920d.4. below. The maximum floor area applicable to an unexpired Minor Use Permit for a cottage industry which was granted prior to September 13, 1991 shall be the square footage authorized and constructed prior to September 13, 1991.
- c. General Standard. The particular uses conducted by the Cottage Industry, and their operation and appearance, shall not change or disturb the residential or rural character of the premises or its surroundings.

d. Specific Standards. Cottage Industries shall conform to the following requirements:

1. The Cottage Industry shall be a secondary use of a parcel containing a dwelling occupied as the principal residence of the owner or operator of the Cottage Industry.
2. The use shall be conducted entirely within a dwelling, garage, or accessory building which retains the appearance of buildings normally associated with dwellings.
3. Dwellings or garages modified in conjunction with this use shall, on sides adjacent to streets, retain the appearance of a single detached dwelling and garage. The required number of off-street parking spaces shall be maintained.
4. The maximum floor area devoted to the use shall not exceed 1,000 square feet.
5. Not more than 3 persons may be employed on the premises in addition to the members of a single family residing on the premises.
6. No on-premise signs or advertising is permitted except as permitted for home occupations (one sign not exceeding 2 square feet in area displaying the name and occupation of the occupant).
7. No Cottage Industry may be owned, operated, managed, or leased by any person within one mile of any other Cottage Industry owned, operated, managed, or leased by the same person.
8. The Cottage Industry shall conform to the Performance Standards for the applicable use regulations. (See Section 6300)
9. Production of goods shall be by hand manufacturing methods which involve the use of hand tools or mechanical equipment not exceeding the use of five horse power at any one time, or a single kiln not exceeding 8 cubic feet in volume. The applicant shall provide a description, including horsepower ratings, of all power tools intended to be utilized.
10. Incidental direct sale to consumers of only those goods produced on site may be permitted subject to any limitations specified by the Minor Use Permit.

e. Decision. If the officer or body having jurisdiction over a permit for a Cottage Industry determines that a particular use does not comply with all applicable regulations or that the permit cannot be conditioned by adequate requirements to ensure compliance with all applicable regulations, the permit shall be denied.

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 6195 (N.S.) adopted 12-2-81)

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

(Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

7354 APPLICATION FOR THE GRANTING OF A USE PERMIT.

An application for the granting of a use permit shall be made as follows:

- a. Persons Eligible. The following persons shall be eligible to apply for the granting of a use permit.
 1. A property owner.
 2. A lessee upon written approval of the property owner.
 3. A person authorized to exercise the power of eminent domain.
- b. Required Documents. An application for the granting of a use permit shall be accompanied by the following documents:
 1. A list of the names of all persons having an interest in the application as well as the names of all persons having any ownership interest in the property involved. If any person identified pursuant to this provision is a corporation or partnership, the names of all persons owning more than 10 percent of the shares in the corporation or owning any partnership interest in the partnership shall be listed. If any person identified pursuant to this provision is a non-profit organization or trust, the names of all persons serving as directors of the non-profit organization or as beneficiaries, trustees and trustors of the trust shall be listed.
 2. Complete plans (including a plot plan) and description of the property involved and the proposed use permit. If the use permit will cover only a portion or portions of a lot or parcel, the plot plan shall include a measurable delineation of the area to which the use permit shall apply. That area shall include all land necessary for the proposed use, together with any open space, non-development areas, or other buffer areas which are necessary to enable making the required findings for use permit approval.
 3. Satisfactory evidence of the ability and intention of the applicant to proceed with actual construction work in accordance with the requested use permit within 6 months after it is granted.
 4. The appropriate environmental impact review document, as provided by Section 7610.
 5. In the case of an application for a Mobilehome Park to be pursuant to the Regional Land Use Element Policy 3.8, evidence satisfactory to the Director that the authorization for filing has been obtained as required by any applicable Board Policy.
- c. Application Form, Filing and Fee. An application for the granting or modifying of a use permit shall be made on the prescribed form and shall be filed with whoever has jurisdiction as provided by Section 7352, and shall be accompanied by the fee referenced in Section 7602.

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 7048 (N.S.) adopted 10-09-85)

(Amended by Ord. No. 9569 (N.S.) adopted 7-09-03)

7355

7355 MAJOR USE PERMIT REVIEW IN COMMUNITY OR SUBREGIONAL PLAN AREAS WITH COMMUNITY DESIGN REVIEW PROGRAMS.

In community or subregional plan areas with community design review programs, applications for major use permits or major use permit modifications, for the following uses, shall be referred to the appropriate Community Design Review Board for advisory design review recommendation:

Planned developments; standard mobilehome parks; mini-mobilehome parks; religious assembly; administrative services; clinic services; community recreation facilities; cultural exhibits and library services; group care; child care centers; lodge, fraternal and civic assembly; and major impact services and utilities.

(Added by Ord. No. 7935 (N.S.) adopted 6-19-91)

7356 HEARING AND NOTICE.

All applications for granting or modifying a use permit and all actions to revoke or modify a use permit shall be heard at a public hearing scheduled and noticed as required by Section 7603, and 7605, respectively.

7357 EFFECT OF USE PERMIT ON OTHER USE OF THE PROPERTY

The granting of a use permit does not limit or preclude the establishment or operation of any uses on the remainder of the lot(s) or parcel(s) outside the boundaries of the use permit as delineated pursuant to Section 7354.b.2. For the portion of the parcel covered by the use permit, no use shall be allowed within the use permit boundary other than those specified in the use permit. No additional uses, by right or conditionally permitted, shall be allowed within the use permit area without modification of the permit. If, subsequent to the granting of a use permit, the use(s) authorized thereby become permitted uses through a zoning amendment, the holder of the use permit may request, and the Director may approve, termination of the use permit. Upon such termination, the terms and conditions of the use permit shall no longer be applicable to that property or to the use thereof.

(Added by Ord. No. 9569 (N.S.) adopted 7-09-03)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

7358 FINDINGS REQUIRED.

Before any use permit except those filed pursuant to Regional Land Use Policy 3.8 may be granted or modified, it shall be found:

- a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 1. Harmony in scale, bulk, coverage and density;
 2. The availability of public facilities, services and utilities;
 3. The harmful effect, if any, upon desirable neighborhood character;
 4. The generation of traffic and the capacity and physical character of surrounding streets;

5. The suitability of the site for the type and intensity of use or development which is proposed; and to
 6. Any other relevant impact of the proposed use; and
- b. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
 - c. That the requirements of the California Environmental Quality Act have been complied with.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8457 (N.S.) adopted 10-5-94)

7359 FINDINGS REQUIRED FOR PARTICULAR USE PERMITS

- a. Before any use permit pursuant to Regional Land Use Element Policy 3.8 may be granted or modified, in lieu of the findings required by Section 7358, it shall be found that the location, size, and design of the proposed use will not adversely affect or be materially detrimental to the San Diego County General Plan, adjacent uses, residents, buildings, structures, or natural resources, with consideration given to:
 1. The physical suitability of the site for the type and intensity of use or development which is proposed;
 2. The availability of public facilities, services and utilities;
 3. The generation of traffic and the capacity and physical character of surrounding streets;
 4. The harmful effect, if any, upon environmental quality and natural resources;
 5. That the site is within or adjacent to areas planned for urban type development;
 6. That there is socio-economic benefit from the development that will justify the density and extension of urban services; and
 7. The harmful effect, if any, upon existing neighborhood character.
- b. Before any use permit for a "Specific Hazardous Waste Facility Project", as defined in Health and Safety Code Section 25199.1, may be granted or an existing facility modified, in addition to the findings required by Section 7358, it shall be found that the proposed facility is in compliance with the following siting criteria documents of the County of San Diego Hazardous Waste Management Plan 1989-2000, all of which documents are on file with the Clerk of the Board of Supervisors as Exhibit A to Ordinance No. 8093 (N.S.):
 1. Section E, entitled "Local and Regional Facility Needs", of Chapter IX, entitled "Siting and Permitting of Hazardous Waste Facilities" (Pages IX-35 through IX-37);

2. Appendix IX-A, entitled "Siting Criteria For Evaluating Hazardous Waste Management Facility Siting Proposals in San Diego County", and
3. Appendix IX-B, entitled "'General Areas' For Siting Hazardous Waste Management Facilities."

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8093 (N.S) adopted 6-17-92)

SUPPLEMENTARY ADMINISTRATIVE PROCEDURES

7600 TITLE AND PURPOSE.

The provisions of Section 7600 through 7649, inclusive, shall be known as the Supplementary Administrative Procedures. The purpose of these provisions is to provide additional procedures for the administration of amendments of the Zoning Ordinance, Variances, Use Permits, Planned Development Permits, and Administrative Appeals.

7601 APPLICATION FORMS AND REQUIRED INFORMATION.

The Director shall prescribe the forms on which all applications shall be made pursuant to The Zoning Ordinance. The Director may prepare and provide blanks for such purpose and may prescribe the type of information to be submitted in the application by the applicant. No application shall be accepted unless it complies with such requirements.

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6983 (N.S.) adopted 7-03-85)

7602 FEES.

Fees shall be paid to the County of San Diego as provided by the Zoning Ordinance for the purpose of defraying the expense of postage, investigation, posting, advertising and other costs incidental to the proceedings prescribed herein. The following provisions shall apply to the establishment, waiver and refund of fees.

- a. Establishment. Fees for consideration of material submitted pursuant to the requirements of the Zoning Ordinance shall be recommended by the Director and approved by the Board of Supervisors.
- b. Fee Schedule. The fees established pursuant to paragraph "a" of this section shall be contained in a Fee Schedule.
- c. Waiver. The application fee for the granting of a Variance, Zone Reclassification, Administrative Permit, Site Plan, or a Use Permit may be waived in any of the following circumstances:
 1. Upon written request of an applicant, when the Director, Planning Commission, or the Board of Supervisors finds the necessity for a Variance is the result of the dedication or granting (without receipt of substantial monetary consideration) of a portion of the property for a public purpose, said Director, Commission, or Board may waive the fee for filing the application for Variance, or
 2. If, after considering a statement supplied by the applicant, it is the opinion of the Board of Supervisors that the request is due to a hardship resulting from some error or negligence on the part of the County or its employees.

3. If the requested waiver of fee is found to conform to the Board of Supervisors Policy regarding refunds and relief from fees when permits are issued in error. The following criteria shall apply:
 - a. An applicant is owed a refund (or a credit) for any fees or deposits paid, fee waiver or other relief when the applicant can demonstrate that:
 - i. The permit issued or approval granted was rescinded due to staff error; or,
 - ii. An additional County permit or approval is required for the project due to staff oversight; and
 - iii. No misinformation was supplied nor information withheld by the applicant that resulted in the permit rescission or initial oversight.
 - b. Any approval or permit issuance done in error shall not create a liability for the County to pay for or to grant other approvals.
- d. Waived. The application fee is waived for:
 1. Group Care uses with an occupancy of not more than 14 persons and Family Day Care Homes for Children.
 2. Animal Raising Projects pursuant to Section 3115.
 3. Modification of a Major Use Permit for an existing mobilehome park pursuant to Section 6549 a. provided the Director determines that the necessary discretionary action for said modification can occur concurrently with the related tentative subdivision map.
 4. Major Use Permit for an existing mobilehome park not established pursuant to the Mobilehome Park Regulations pursuant to Section 6549 b. provided the Director determines that the necessary discretionary action for said Major Use Permit can occur concurrently with the related tentative subdivision map.
 5. Any Minor Use Permit for a farm labor camp, or Administrative Permit for farm employee housing, for which a complete application was filed between July 13, 1990, and January 13, 1991 pursuant to Ordinance No. 7768 (N.S.) or was filed between April 5, 1991 and October 5, 1991, pursuant to Ordinance No. 7875 (N.S.) or was filed between October 31, 1991 and July 15, 1992, pursuant to Ordinance No. 8086 (N.S.), or was filed between July 1, 2004 and June 30, 2009 pursuant to Ordinance No. 9643 (N.S.).

6. Any application for a Building Permit for farm employee housing for which: (i) the Agricultural Commissioner has issued a certificate of active agricultural enterprise; (ii) the housing is not the subject of an active code enforcement action; (iii) the applicant has entered into the contract required by Section 6156 u.9. of The Zoning Ordinance; and (iv) a complete application was filed between July 16, 1992 and June 30, 1993, pursuant to Ordinance No. 8086 (N.S.) or was filed between July 30, 1993, and June 30, 1994, pursuant to Ordinance No 8271 (N.S.), or was filed between September 2, 1994 and June 30, 1995, pursuant to Ordinance No. 8436 (N.S.); or was filed between September 15, 1995 and June 30, 1998 pursuant to Ordinance 8574 (N.S.), or was filed between May 14, 1999 and June 30, 2004 pursuant to Ordinance No. 9012 (N.S.) or was filed between July 1, 2004 and June 30, 2009 pursuant to Ordinance No. 9643 (N.S).

Said costs shall include planning and environmental review fees. Costs associated with review by staff of the Departments of Environmental Health and Public Works shall be waived in their entirety.

7. Waive up to the first \$5,000.00 of costs expended by staff within the Department of Planning and Land Use to process any single Minor Use Permit for a farm labor camp which: (i) is not the subject of an active code enforcement action; (ii) the applicant has entered into the contract required by Section 6906.c of The Zoning Ordinance; and (iii) a complete application was filed between July 16, 1992 and June 30, 1993, pursuant to Ordinance No. 8086 (N.S.) or was filed between July 30, 1993, and June 30, 1994, pursuant to Ordinance No 8271 (N.S.), or was filed between September 2, 1994 and June 30, 1995, pursuant to Ordinance No. 8436 (N. S.); or was filed between September 15, 1995 and June 30, 1998 pursuant to Ordinance No. 8574 (N.S.) or was filed between May 14, 1999 and June 30, 2004 pursuant to Ordinance No. 9012 (N.S.) or was filed between July 1, 2004 and June 30, 2009 pursuant to Ordinance No. 9643 (N.S).

Said costs shall include planning and environmental review fees. Costs associated with review by staff of the Departments of Environmental Health and Public Works shall be waived in their entirety.

8. Appeals by any County citizen advisory body of any land use decision, provided such body is authorized to review and make recommendations pertaining to such decisions pursuant to this Ordinance. The decision to file an appeal must be approved by a majority of the group's authorized membership. If no group meeting is scheduled prior to the end of the appeal period, the Chair of the group may file the appeal or must file the appeal if so directed by petition of a majority of the group's membership. The decision to appeal shall then be confirmed by a majority of the group's authorized membership at their next meeting. Failure to achieve a majority vote in favor of appeal shall require the group to withdraw the appeal.

9. A Site Plan filed pursuant to the Community Design Review Area regulations (Section 5750 et seq.) that is a) within the I-15 Corridor (as defined in the County General Plan), and b) for review of a single dwelling on an existing legal lot or for buildings or structures accessory to such a dwelling.
- e. Refund. At any time prior to final action on any application filed pursuant to The Zoning Ordinance, the applicant may file a written request with the authority having jurisdiction over the application, requesting that the application be withdrawn from further consideration, and that any unused portion of the application fee be refunded. The authority shall then withdraw the application and may recommend to the Board of Supervisors that the application fee or a portion of it be refunded to the applicant. The Board of Supervisors may order the refund of the application fee less any costs said Board shall determine to have been incurred by the County incidental to action on the proposed application.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5659 (N.S.) adopted 11-27-79)
 (Amended by Ord. No. 6002 (N.S.) adopted 2-25-81)
 (Amended by Ord. No. 6103 (N.S.) adopted 7-14-81)
 (Amended by Ord. No. 6215 (N.S.) adopted 1-13-82)
 (Amended by Ord. No. 6236 (N.S.) adopted 2-17-82)
 (Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)
 (Amended by Ord. No. 6715 (N.S.) adopted 1-18-84)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
 (Amended by Ord. No. 7875 (N.S.) adopted 3-5-91)
 (Amended by Ord. No. 7977 (N.S.) adopted 10-1-91)
 (Amended by Ord. No. 8086 (N.S.) adopted 6-16-92)
 (Amended by Ord. No. 8199 (N.S.) adopted 1-13-93)
 (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
 (Amended by Ord. No. 8436 (N.S.) adopted 8-3-94)
 (Amended by Ord. No. 8574 (N.S.) adopted 8-16-95)
 (Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
 (Amended by Ord. No. 8599 (N.S.) adopted 10-11-95)
 (Amended by Ord. No. 8897 (N.S.) adopted 3-18-98)
 (Amended by Ord. No. 9012 (N.S.) adopted 3-17-99)
 (Amended by Ord. No. 9643 (N.S.) adopted 5-5-04)
 (Amended by Ord. No. 9676 (N.S.) adopted 9-22-04)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

PART EIGHT: FALLBROOK VILLAGE REGULATIONS

GENERAL PROVISIONS

8000

GENERAL INTENT

The Fallbrook Village Regulations apply to the village area of Fallbrook's business district and are intended to preserve and promote the village character while creating a pedestrian-friendly environment for residents, business owners and visitors. These regulations are also intended to encourage continuation and growth of the established character as an art center where fine art is displayed, sold, manufactured and taught.

If specific regulations are not addressed in the Fallbrook Village Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8100

V1 VILLAGE 1 ZONE

8100 INTENT

The Village 1 (V1) Zone is intended to encourage the retention and attraction of businesses compatible with a primarily retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. Property within the V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

8102 PERMITTED USES

The following use types are permitted by the V1 Zone:

a. Civic Use Types.

Administrative Services
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Lodge, Fraternal and Civic Assembly
Minor Impact Utilities
Parking Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales: Horticultural Sales
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Business Support Services
Communications Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services, General
Repair Services, Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

- b) As close to the building entrances as is practical without interfering with pedestrian traffic.
 - c) At ground level.
- 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
- 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
- 4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8130.d. 1 – 3 above.
- e. Parking Space Dimensions
 - 1. Offstreet Parking Design Manual to Specify. The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
 - 2. Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.
- f. Design Standards for Offstreet Parking

Parking spaces and areas shall meet the following design and improvement standards:

 - 1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.

2. Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3) of this Section and Section 6712.
3. Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

V2 VILLAGE 2 ZONE

8200 INTENT

The V2 Zone is intended to provide a buffer between the retail oriented V1 Zone and the heavier uses allowed in the V3 Zone. The V2 Zone allows all the uses permitted in the V1 Zone in addition to more intensive civic and automobile-service oriented uses. Unlike the V1 Zone, residential uses are permitted as co-principal uses subject to limitations. Property within the V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

8202 PERMITTED USES

The following use types are permitted by the V2 Zone:

a. Civic Use Types.

- Administrative Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Horticultural Sales
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Business Support Services
- Communications Services
- Financial, Insurance and Real Estate Services
- Medical Services
- Personal Services, General
- Repair Services, Consumer
- Retail Sales: General

8202

Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8203 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the V2 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential

Limited to dwellings that are located in conjunction with a second principal use that is primarily used for business purposes within or on the same structure, lot or parcel. All residential uses in the V2 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the V2 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.
2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
 - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
 - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
 - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
 - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
 - e) Location and treatment of important drainage ways, including underground drainage systems;

c) At ground level.

2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
4. Exceptions. A Use Permit, Variance Or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8230.d.1 – 3 above.

e. Parking Space Dimensions

1. Offstreet Parking Design Manual to Specify. The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
2. Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.

f. Design Standards for Off-Street Parking

Parking spaces and areas shall meet the following design and improvement standards:

1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans which accompany Site Plan applications and building construction plans.
2. Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3. of this Section and Section 6712.

3. Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

V3 VILLAGE 3 ZONE

8300 INTENT

The Village 3 (V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support community businesses and provide basic goods and services that are needed by community residents. To this end, in addition to the uses allowed in the V1 and V2 Zones, the V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented V1 and V2 Zones are allowed in the V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses. Property within the V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

8302 PERMITTED USES

The following use types are permitted by the V3 Zone:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Religious Assembly

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Agricultural Sales
- Agricultural and Horticultural Sales: Horticultural Sales
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment

8302

Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Construction Sales and Services
Financial, Insurance and Real Estate Services
Funeral and Interment Services: Undertaking
Medical Services
Personal Services, General
Repair Services, Consumer
Research Services
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Wholesaling, Storage and Distribution: Light

c. Industrial Use Types.

General Industrial

d. Agricultural Use Types.

Packing and Processing: Winery

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8303 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the V3 Zone subject to the limitation stated after the use type.

a. Residential Use Types

Family Residential

All residential uses in the V3 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the V3 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.

n. On-Premise Sign Regulations

All property with the V3 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8330 PARKING REGULATIONS

a. Purpose and Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, a portion of the Village 3 Zone is located in the Fallbrook Special Parking District and all of the Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements

The portion of the V3 Zone specified in Section 5761.b.1 is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761).

In the V3 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6780 may be reduced up to 25%.

c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d. Location of Parking On A Building Site

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:

- a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).

- b) As close to the building entrance as is practical without interfering with pedestrian traffic.
 - c) At ground level.
- 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
- 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
- 4. Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8330 d. 1 – 3.
- e. Parking Space Dimensions
 - 1. Offstreet Parking Design Manual to Specify. The design manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
 - 2. Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual.
- f. Design Standards for Off-Street Parking

Parking spaces and areas shall meet the following design and improvement standards:

- 1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the design manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans which accompany site plan applications and building construction plans.

2. Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3 of this Section and Section 6712.
3. Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

8400

V4 VILLAGE 4 ZONE

8400 INTENT

The Village 4 (V4) Zone is intended to encourage the retention and attraction of businesses compatible with a predominantly retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. The V4 Zone is similar to the V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback. Property within the V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

8402 PERMITTED USES

The following use types are permitted by the V4 Zone:

a. Civic Use Types.

- Administrative Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Horticultural Sales
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Business Support Services
- Communications Services
- Financial, Insurance and Real Estate Services
- Medical Services
- Personal Services, General
- Repair Services, Consumer
- Retail Sales: General
- Retail Sales: Specialty
- Spectator Sports and Entertainment: Limited

In the V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6780 may be reduced up to 25%.

c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the V4 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d. Location of Parking On A Building Site

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:

- a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
- b) As close to the building entrance as is practical without interfering with pedestrian traffic.
- c) At ground level.

2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.

3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.

4. Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8430 d. 1 – 3.

e. Parking Space Dimensions

1. OffStreet Parking Design Manual to Specify. The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
 2. Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.
- f. Design Standards for Offstreet Parking
- Parking spaces and areas shall meet the following design and improvement standards:
1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.
 2. Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3) of this Section and Section 6712.
 3. Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

V5 VILLAGE 5 ZONE**8500 INTENT**

The Village 5 (V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the V5 Zone. Property within the V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

8502 PERMITTED USES

The following use types are permitted by the V5 Zone:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Administrative Services
Clinic Services
Cultural Exhibits and Library Services
Essential Services
Group Care
Minor Impact Utilities
Parking Services

c. Commercial Use Types.

Administrative and Professional Services
Business Support Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services, General

8503

8503 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the V5 Zone subject to the limitation stated after the use type.

a. Civic Use Types.

Child Care Center – 24 children or less

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8505 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the V5 Zone upon issuance of a Major Use Permit:

b. Commercial Use Types.

Eating and Drinking Establishments
Research Services
Transient Habitation: Lodging

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8520 SITE DEVELOPMENT REGULATIONS

Properties within the V5 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the V5 Zone.

A maximum of 24 dwelling units per acre.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V5 Zone.

to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d. Location of Parking on a Building Site

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - b) As close to the building entrances as is practical without interfering with pedestrian traffic.
 - c) At ground level.
2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8530.c above that does not have a building on the same legal parcel.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8530.c above that does not have a building on the same legal parcel.
4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8530.d. 1 – 3 above.

e. Parking Space Dimensions

1. OffStreet Parking Design Manual to Specify. The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
2. Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.

f. Design Standards for Offstreet Parking

Parking spaces and areas shall meet the following design and improvement standards:

1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany site plan applications and building construction plans.
2. Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3) of this Section and Section 6712.
3. Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)